



Bylaw No. 608, 2017

A bylaw to adopt a land use plan for Electoral Areas A and C of the North Coast Regional District

The Board of the North Coast Regional District, in open meeting assembled, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as the *North Coast Official Community Plan Bylaw No. 608, 2017*.

2. Attachments

Schedule “A”, attached hereto and forming part of this bylaw, is hereby adopted as the land use plan for Electoral Areas A and C of the North Coast Regional District.

3. Severability

If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

4. Repeal

For certainty, the following bylaws are repealed:

- Official Community Plan of Dodge Cove Bylaw No. 199, 1990; and
- Dodge Cove Community Plan Amendment Bylaw No. 312, 1996.

Read a first time this **20th day of January, 2017**


Board consideration of s. 477 of the LGA **20th day of January, 2017**

Public hearing held this **22nd day of March, 2017**

<i>Read a second time this</i>	15th day of October, 2021
<i>Public hearing held this</i>	16th day of November, 2021
<i>Read a third time this</i>	10th day of December, 2021
<i>Approval of the Minister responsible</i>	25th day of January, 2023
Adopted this	17th day of March, 2023



Chair



Corporate Officer

I hereby certify that this is a true copy of the North Coast Regional District Bylaw No. 608, 2017.



North Coast Official Community Plan Electoral Areas A & C

North Coast Regional District





December 2021

Prepared for

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SCHEDULE 1.2: GREATER PRINCE RUPERT LAND USE

SCHEDULE 1.3: ELECTORAL AREA C LAND USE

SCHEDULE 1.4: PORCHER ISLAND LAND USE



1.0 INTRODUCTION

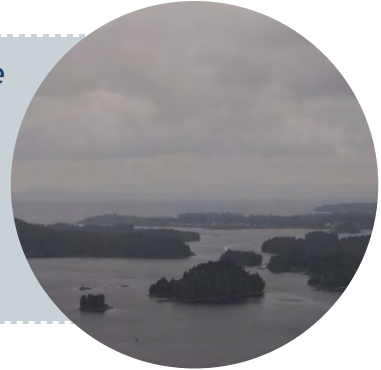
The North Coast region of British Columbia is both beautiful and intriguing; it evokes curiosity; its elusive and remote wild islands pique the imagination; and through its constantly evolving character and environment it escapes becoming commonplace. The way forward is not always clear, but the people and communities of this wild space embrace its tempestuous nature and are devoted to protecting this unique way of life.

The North Coast is quickly becoming a centre of speculative industrial activity, and economic ambition drives its future. However, the unique character of this region and the lifestyles of equally unique communities must be protected to achieve not only economic success, but also social and environmental progress.

This Plan embodies the vision of these unique communities and the input of the people that sustain them. This provides a direction for the future and demonstrates an earnest assertion of the need for a balanced approach for fulfilling the economic, social, environmental and political objectives of the Regional District, local First Nations, the Province and, vitally the residents of the North Coast.

1.1 REGIONAL VISION

The North Coast is a natural place where residents and visitors can enjoy a rural lifestyle, and work off the land and ocean, while respecting the region's pristine environment and natural setting.



1.2 PLANNING PRINCIPLES

Seven general planning principles were developed for the rural areas of Electoral Areas A and C, henceforth referred to as the North Coast, based on existing planning for the region, staff expertise, and community input. These planning principles have been developed to guide decision making in rural areas outside the boundaries defined by the appended Local Area Plans (LAPs) for Dodge and Crippen Cove (**Appendix A**) and Oona River (**Appendix B**).

- 1 Environmentally sensitive areas and protected wilderness areas will be protected and maintained as an environmental resource for future generations.
- 2 Existing settlements will not be negatively impacted by new development, and will be afforded an appropriate buffer from major industrial and resource extraction projects.
- 3 Economic development initiatives will create opportunities for employment and sustainable growth in the region, and have a benefit to residents of the North Coast,
- 4 Transportation options to and from NCRD communities are safe, reliable and affordable.
- 5 Maintain community infrastructure and support the use of sustainable low impact infrastructure and clean energy technologies to lower greenhouse gas emission in new development.
- 6 The Regional District is committed to being fiscally responsible and balancing the need for new and improved facilities and services while keeping taxes affordable.
- 7 The Regional District will seek to build strong community and regional partnerships to support regional transportation and economic development initiatives between the Regional District, remote communities, local municipalities and First Nations.

- 8 The Regional District will work with Local First Nations to better understand the historical and cultural use of the area and to ensure that food, social and cultural access is respected.

1.3 PURPOSE OF THE OFFICIAL COMMUNITY PLAN

This North Coast Official Community Plan is for Electoral Areas A and C of the North Coast Regional District (NCRD). This document (referred to as the OCP or “Plan” throughout) reflects the input of the North Coast residents of Electoral Areas A & C, Regional District staff, consultants, local property owners, and planning professionals familiar with this unique area of the province.



This Official Community Plan represents the community’s long-term vision and preferred planning direction for the study area, including objectives and policies that reflect the residents’ input in the planning process. Further, this Plan also includes local area objectives and policies for the communities of Dodge and Crippen Cove, and Oona River under their Local Area Plans.

The plan is a guide for residents, property owners, businesses and governments that may be contemplating development, land use changes, and/or constructing infrastructure in Areas A and C. Once the plan is adopted, all decisions made by the Regional District must be consistent with the Plan, including, but not limited to decisions about development approval, community services and capital spending. It will also guide other levels of government regarding issues that are beyond the jurisdiction of the Regional District. In this way, the Plan provides predictability and clarity for residents, businesses, neighbouring municipalities, as well as other levels of government.

The policies of the Plan are meant to balance the demands placed on the land base to ensure an equitable, comprehensive, and logical distribution of land uses. Policies are often implemented on a long-term basis, generally over a 15 to 20 year period.

The NCRD recognizes that there are several ongoing treaty processes with Local First Nations in the planning area. Lands settled through treaty processes are legally paramount to Official Community Plan policies and objectives adopted by the NCRD. Official Community Plans are living documents that are designed to be reviewed and updated every 5-10 years. Land settled through treaty will be included in future amendments.

The OCP provides a basis for the following actions:

- 1 The adoption or amendment of land use regulations.
- 2 The direction of public and private investment.
- 3 The guidance of elected officials, and others having statutory approval authority, in the evaluation of proposals, referrals, and amendment of bylaws.
- 4 Bringing the NCRD into compliance with provincial regulations, such as the Riparian Area Regulation and the greenhouse gas management requirements of the Local Government Act (LGA).

1.4 INTERPRETATION

An OCP is an Official Community Plan as referred to in the LGA, and as adopted by the NCRD Board of the NCRD (hereafter referred to as the Regional Board), in accordance with the requirements of the LGA.

1.5 ADMINISTRATION

The following section provides an overview of the administrative procedures for implementing the North Coast OCP. They are as follows:

- 1 This OCP comes into effect as of the date of formal adoption by the Regional Board.
- 2 This Plan will be reviewed on a regular basis and, so that the document continues to accurately reflect the long-range planning objectives of Electoral Areas A and C, it is recommended that the Plan undergo a comprehensive review every seven to ten years.
- 3 The OCP can only encourage senior levels of government to take action; it cannot force or require senior governments to act. Furthermore, although the OCP cannot commit the Regional Board to specific expenditures, the Regional Board cannot enact bylaws or undertake works that are contrary to it without amending the Plan.
- 4 No one Goal, Objective or Policy contained within this Plan should be read in isolation from the others to imply a particular action or consequence.

1.6 THE STRUCTURE OF THIS PLAN

This Official Community Plan consists of two different components: one component contains the force and effect of the Bylaw; the other component is provided only for information and convenience. The sections that have the force and effect of the Bylaw are as follows:

- .1 Objectives
- .2 Policies
- .3 Land Use Designations
- .4 Schedules 1.1 - 1.4 - Future Land Use Maps
- .5 Schedule A - Dodge Cove Land Use (see Dodge Cove Local Area Plan)
- .6 Schedule B - Oona Land Use (see Oona River Local Area Plan)

- .7 Implementation

All other sections including introductory text and background information are provided for information only.

1.7 AUTHORITY

In British Columbia, Regional Districts have the authority to adopt OCPs through Part 14 of the BC Local Government Act (LGA). This legislation stipulates what can and must be included in an Official Community Plan, as well as adoption procedures. This North Coast OCP for Electoral Areas A and C has been prepared in compliance with this legislation.

It should also be noted that the LGA provides local governments authority over land use, but not resource extraction. This means that activities such as mining, quarrying and forestry are not subject to local government bylaws. However, mineral processing and sawmills are considered use of the land and fall under the provisions of the LGA.

This authority to regulate land use does not extend to the Federal or Provincial Governments for the use of lands owned by these governments. However, it does extend to leases of Provincial Crown land (although not Federal land). Therefore, some permits and tenures issued by the Provincial Government may be subject to local government land use approvals, as well as Crown approvals. These include:

- Special use permits - new applications (not including forestry and other resource extraction activities)
- Power projects

- Land sales (future owner will be subject to local bylaws)
- Quarries (extraction is not subject to local regulation, but processing may be)
- Transportation (some facilities/structures are subject to zoning)
- Communication site (some structures may be subject to local regulations)
- Industrial activities
- Commercial/recreation tenures
- Aquaculture / mariculture
- General commercial
- Agriculture
- Community / institutional uses
- Film production



2.0 BACKGROUND AND PLANNING CONTEXT

2.1 LOCATION AND PLANNING AREA

Electoral Areas A and C cover 2,944 km² and 6,526 km² respectively, and a combined total of 9,470 km² of the North Coast of British Columbia. The region is bordered by Alaska and Nisga'a territories to the north, Haida Gwaii to the west, the Kitimat-Stikine Regional District to the south and the Coast Mountains to the east. The Skeena River is a vitally important and a dominant aspect of the planning area.

The area encompasses several First Nations communities, including Metlakatla, Lax Kw'alaams (Port Simpson), Gitxaala (Kitkatla), and Gitga'at/Kulkayu (Hartley Bay). In addition, the Kitselas and Kitsumkalum First Nations have reserve lands in the planning area. The municipalities of Prince Rupert and Port Edward are also located in the study area, along with the smaller outlying settlements of Dodge Cove and Crippen Cove on Digby Island, and Oona River on Porcher Island. The North Coast OCP planning area is shown in Figure 2.1 (see following page).

WATERWAYS

Much of the SQCRD is remote. There are hundreds of islands within Electoral Areas A and C.

Most communities within the entirety of the SQCRD are on remote islands. The terrain on the North Coast is rugged, and there are few places with reliable road access, and there are next to no bridges. Travel by boat is a fact of life on the North Coast as it is often the only way for people to reach their homes or work. Dodge Cove and Oona River mainly rely on transport via the waterways of the North Coast.



2.2 ENVIRONMENT AND GEOGRAPHY

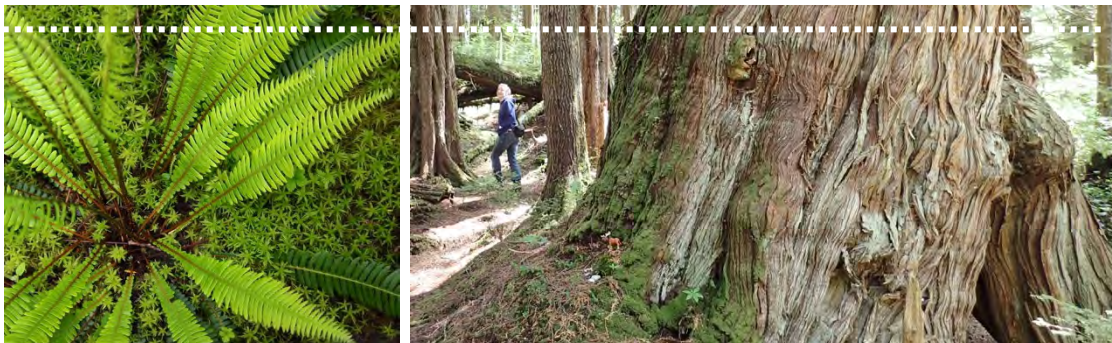
The North Coast of British Columbia is a unique place with the majority of the population living on islands and in remote areas. There are hundreds of small islands covered by vast expanses of temperate rainforest that stretch in every direction. The ocean is equally diverse and full of life that has sustained local peoples in the region for thousands of years.

The North Coast of BC (Electoral Areas A and C) covers an area that extends south from the Alaska Border, east along down the Skeena River to Terrace, South to Douglas and Otter Channel and west to the Hecate Strait. The boundary between the two electoral areas is the Skeena River, with Area A to the north and Area C to the south. Along the edge of the Pacific Ocean the Coast Mountain range traverses the region and extends down the length of British Columbia. The mountains create a steep and jagged topography that is punctuated by steep slopes, bedrock, islands and fjords.

The majority of the North Coast is covered in temperate rainforest. The area is very wet and gets an average of 2,470 mm (Prince Rupert) of rain every year.

The marine and terrestrial environments are closely tied on the North Coast. There are thousands of kilometres of shoreline that interface these environments. Many terrestrial animals rely on food from the ocean. The Skeena River plays a large role in the diversity of the area, as its shallow estuaries line the coast and provide important bird habitat, eelgrass beds and salmon spawning grounds. The islands of the North Coast provide ample habitat for migratory birds, seals, sea lions, otters and other marine species.

Hemlock, spruce and cedar forests dominate the landscape and shelter some of North America's largest trees which are spread across wide expanses of difficult to access forests. Flat areas of the landscape form unique bog lands that are home to a variety of mosses, birds and stunted trees. These are locally known as "bonsai forests" for the short, gnarled trees.



2.3 HISTORY AND HERITAGE

The North Coast has been inhabited by First Nations people for thousands of years. Prior to European exploration, the area was a significant centre of First Nations culture and was home to thousands of people that lived in an untold number of village sites. Indigenous groups on the North Coast remain strong and the area has remained the home of all First Nations who have inhabited since time immemorial. The area still holds immense cultural and historical importance as the ancestral home to many area First Nations residents and for its density of archaeological and cultural resources. When Europeans arrived in the area, they brought smallpox and other diseases, which devastated many of the local communities causing substantial population decline. Many old village sites can be seen in the landscape dotted around the region.



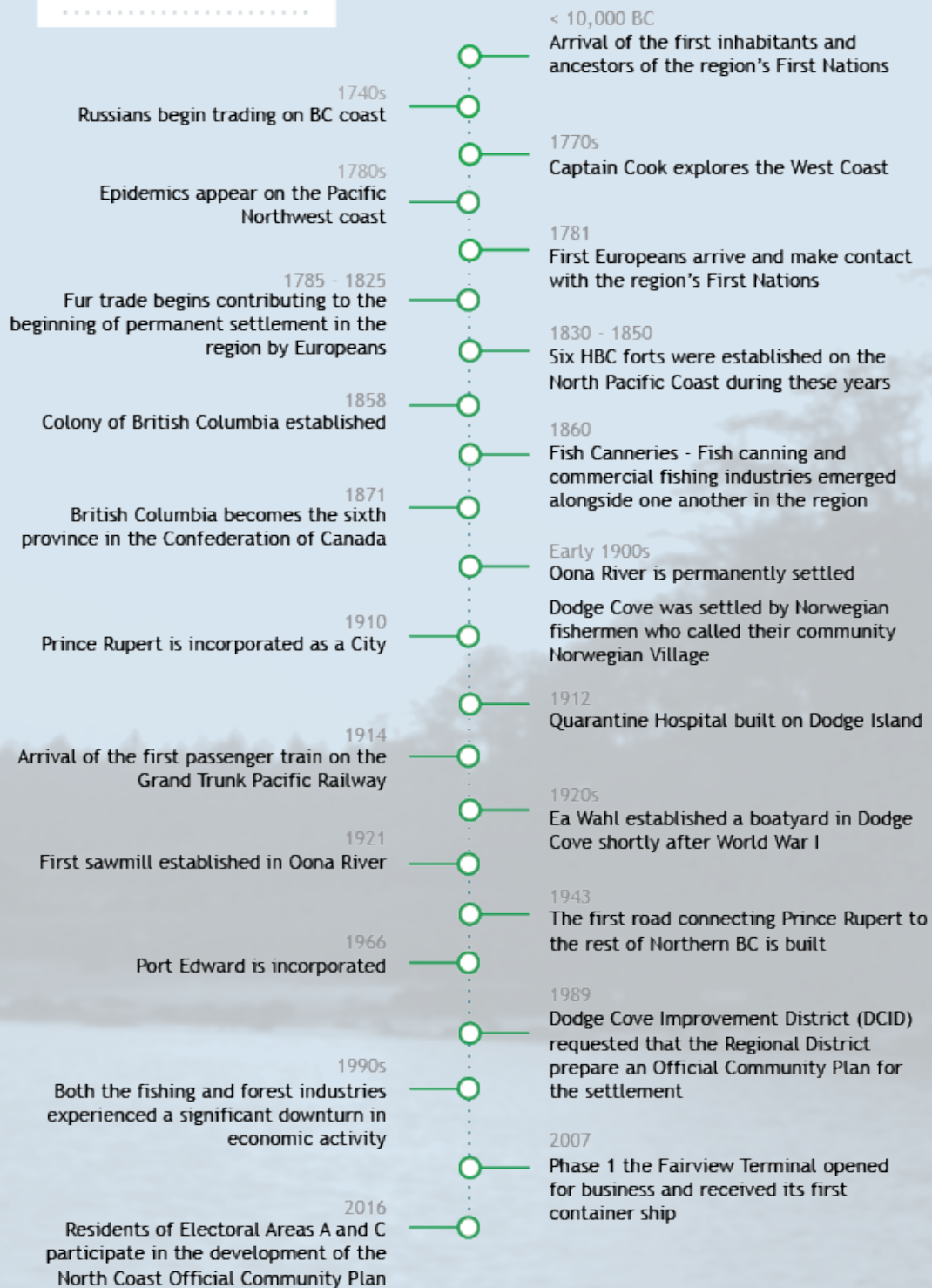
The history of European settlement is much more recent and many of its impacts can still be seen in the landscape today. The region has been heavily influenced by fishing, logging and shipping industries. In the late 1800s and early 1900s, dozens of salmon canneries operated up and down the coast. Many of the communities were built around the fishing industry in one way or another. Logging was also important and many communities led logging operations and operated sawmills. Oona River still has a handful of small operating mills today.

One of the major influences on the area that has been a driving force for the local economy is shipping. In 1911, Prince Rupert was chosen as the terminus of the Grand Trunk Pacific Railway. This rail link is one of only two rail links that connect the Pacific Coast with the rest of Canada.

The North Coast region today remains largely pristine and undeveloped and maintains a distinct rugged identity.

The following page contains a historical timeline of the colonial settlement of the North Coast Region.

TIMELINE:



2.4 REGIONAL DEMOGRAPHICS

The total population of the North Coast region including NCRD residents, the City of Prince Rupert and District of Prince Edward, and surrounding First Nations is approximately 14,000 people. Electoral Areas A and C have a combined population of 176 people according to the 2011 census.

NCRD Electoral Area A had a permanent population of 29 people. There was a total of 32 private dwellings. Since 2006, Electoral Area A has seen a population decrease by 44.2% or 23 people. It should be noted that the region experiences seasonal population fluctuations as many residences are part-time or seasonal, with many more people living in the region during summer months.

NCRD Electoral Area C had a permanent population of 147 people. There was a total of 46 private dwellings. Since 2006, Electoral Area C has seen a substantial population increase of 101 people. The median age of the community being 32.8 years old. Like Area A, Area C also experiences seasonal population fluctuations as many residences are part-time or seasonal, with many more people living in the region during summer months.

2.5 EXISTING RURAL SETTLEMENT AREAS

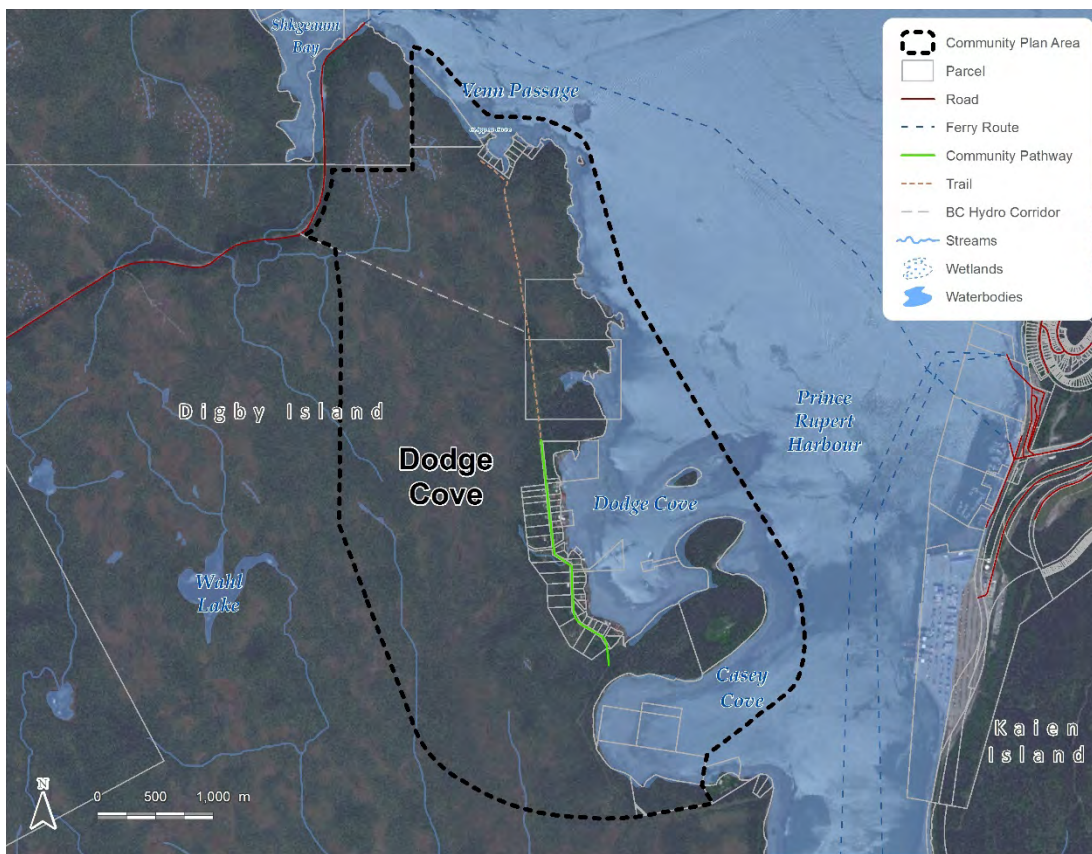
There are some private land holdings that lie scattered across the North Coast region that consist of collections of a few seasonal and weekend residences. Established communities in the planning area include Dodge Cove, Crippen Cove, Hunts Inlet, Osland, Humpback Bay and Oona River, which are occupied year round and are described in more detail below within Local Area Plans appended to this document (see **Appendices A and B**).

2.5.1 Dodge Cove

Dodge Cove is a small, tight-knit community that fluctuates in population between the winter and summer months. Many seasonal residents come to Dodge Cove to enjoy its relaxed atmosphere and superb natural setting. More detailed information on Dodge Cove can be found in the attached Dodge Cove LAP in **Appendix A**.



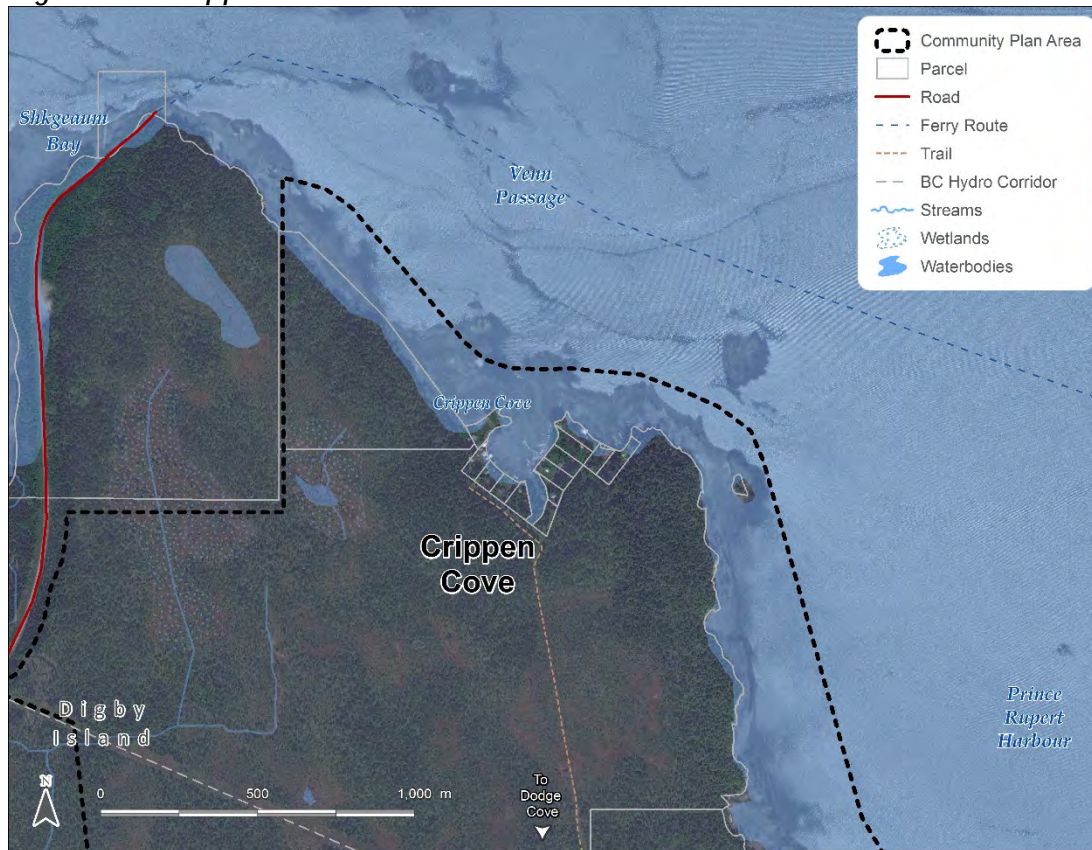
Figure 2.2 - Dodge Cove Settlement Area



2.5.2 Crippen Cove

Crippen Cove is a small community just north of Dodge Cove on Digby Island across the harbour from Prince Rupert. There is a mixture of recreational and permanent residence of the community. Residents source water from an unregistered community watershed. Permanent residents commute to Prince Rupert via personal boats as there is no employment in Crippen Cove or scheduled water taxi. It is possible to walk to Crippen Cove from the ferry landing at low tide. Residents of Crippen Cove identify with those from Dodge Cove. The two communities are very friendly and intertwined. More detailed information on Crippen Cove can be found in the attached Dodge Cove LAP in Appendix A, which also covers Crippen Cove.

Figure 2.3 - Crippen Cove Settlement Area

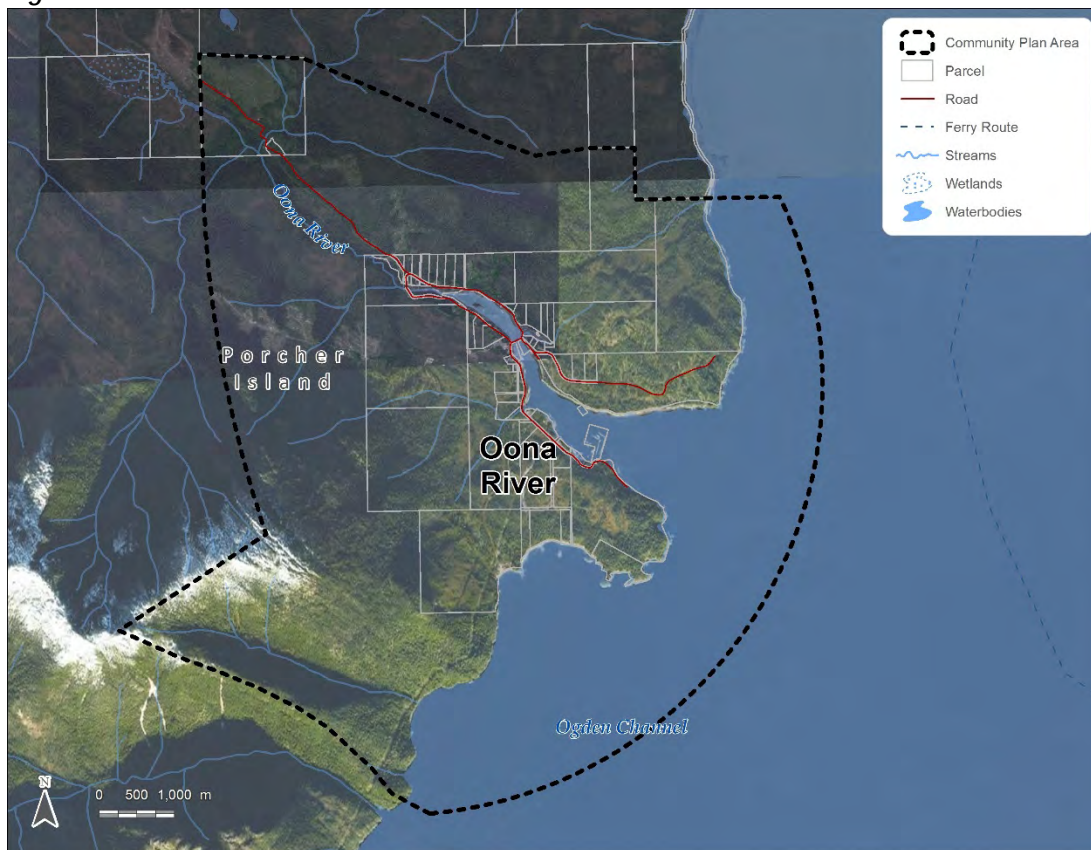


2.5.3 Oona River

Oona River is the largest community in Electoral Area C outside of a First Nations community. It is on the south-east portion of Porcher Island. Oona River has a mix of permanent residents who live and work in the community, and temporary residents who use the area for recreation. Oona River has a long history of forestry and fishing. Although both industries face challenges, there are still active sawmills that provide employment and limited commercial and recreational fishing. Access to Oona River is similar to all of Porcher Island; residents find their way to the community via boat, seaplane or the passenger ferry. There are functional roads and many residents use vehicles to move around the island on the network of logging roads. More detailed information on Oona River can be found in the attached Oona River LAP in Appendix B.



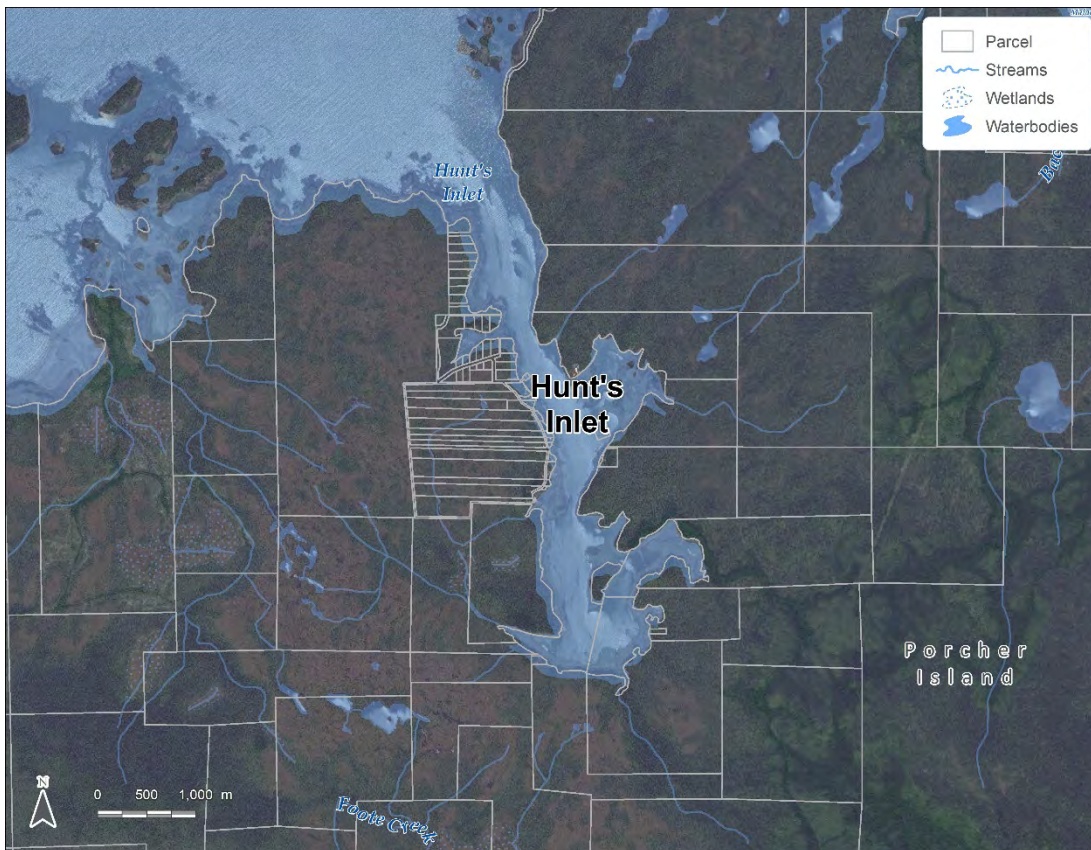
Figure 2.4 - Oona River Settlement Area



2.5.4 Hunts Inlet

Hunts Inlet is a community on the North end of Porcher Island in Electoral Area C, just west of Humpback Bay. Hunts Inlet has an industrial past, which like much of the region focused on logging and fishing; however, it is now mainly used for recreation. The land is privately held and is maintained largely by residents of Prince Rupert, who go to the community on weekends and holidays. There are no cars at Hunt's Inlet and the community is not connected to the network of logging roads that covers the rest of the island. Residents travel around on a pathway built for all terrain vehicles that is maintained by the Ministry of Transportation and Infrastructure.

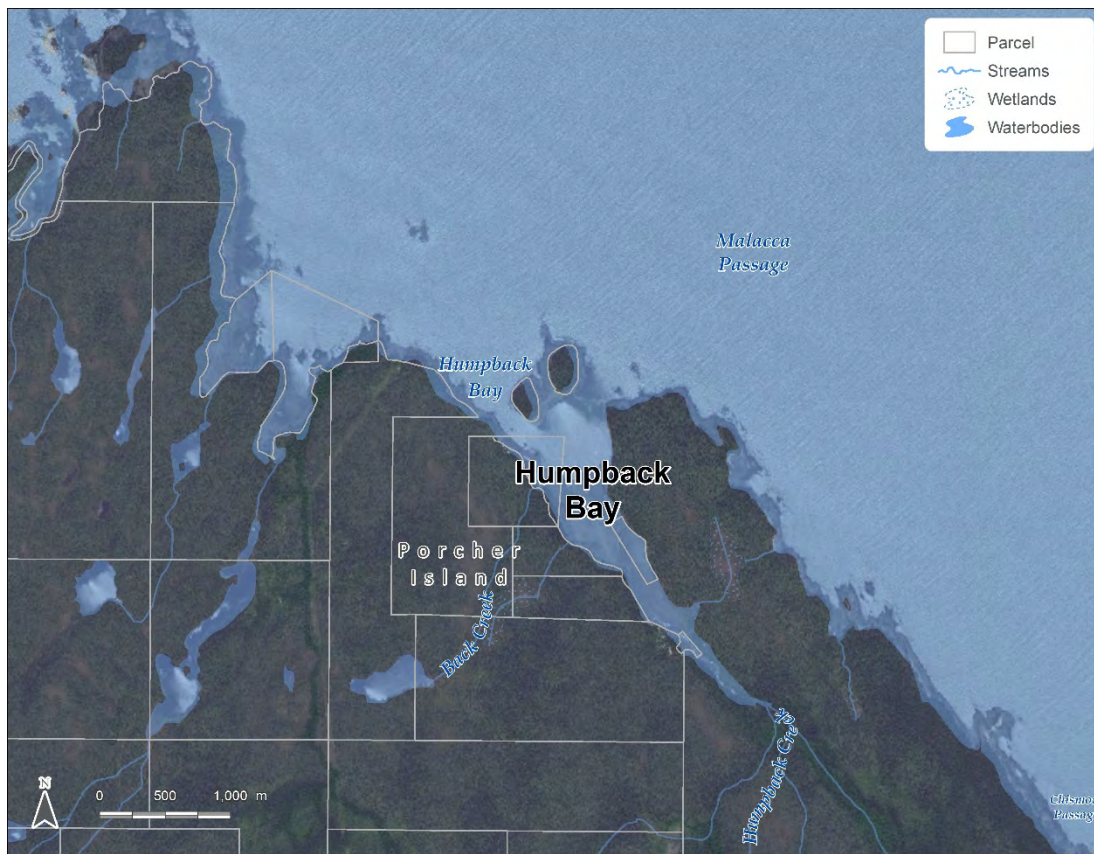
Figure 2.5 - Hunts Inlet Settlement Area



2.5.5 Humpback Bay

Humpback Bay is a small community on the north shore of Porcher Island in Electoral Area C. A whaling station once operated out of the Bay and the area is now home to a small number of permanent residents. Residents of Humpback Bay are quite conscious of the natural environment and maintain water licenses to some of the creeks for personal use. Local residents would like to see the lands on Mason Point protected as an important wildlife area. The marine environment around Mason Point is already protected under the Marine Plan Partnership (MaPP) Program.

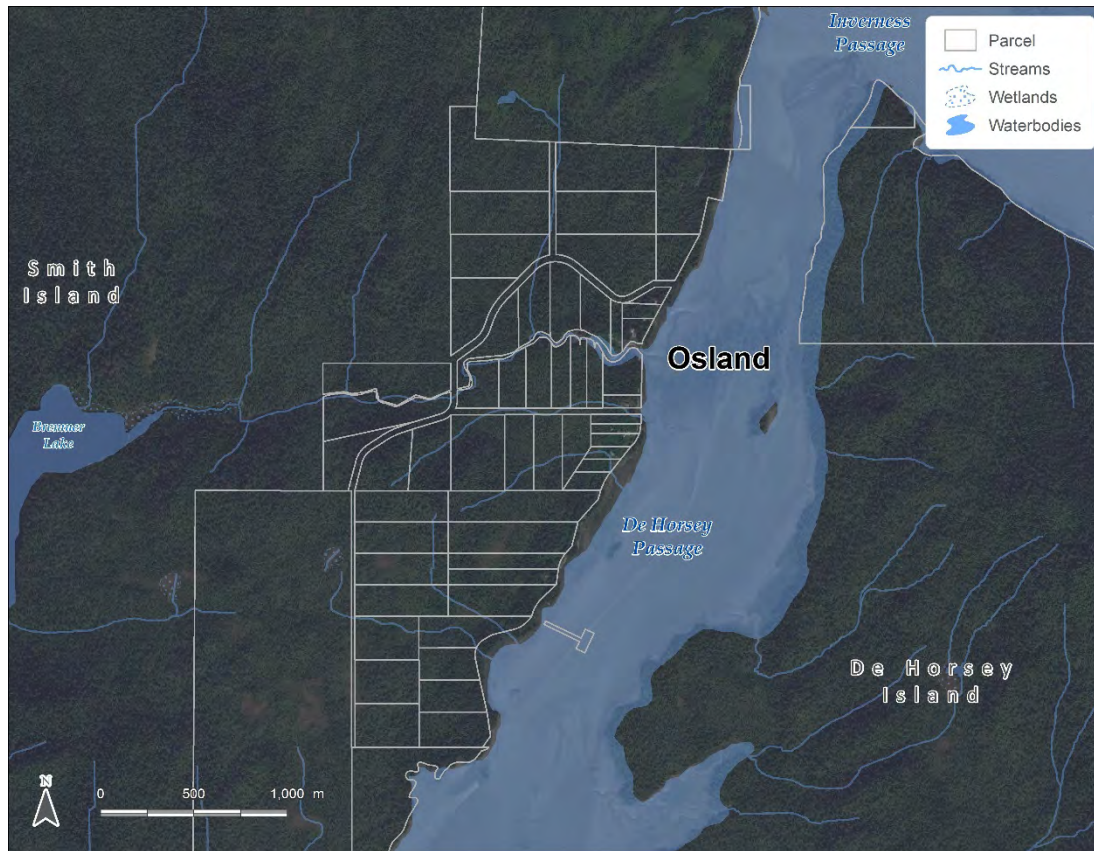
Figure 2.6 - Humpback Bay Settlement Area



2.5.6 Osland

Osland is a small settlement on the south end of Smith Island in Electoral Area C. It was historically settled by Icelanders who were loggers and fishermen. Today there still stands a few historic buildings, as well as a collection of recreational properties.

Figure 2.7 - Osland Settlement Area



2.6 NEIGHBOURING COMMUNITIES

A number of communities exist within the plan area, including First Nation communities, municipalities and rural settlement areas. Each type of community interacts with the NCRD in different ways. While First Nations communities and municipalities, largely undergo their own planning processes and operate autonomously, the rural communities are governed by the NCRD. The OCP is sensitive to the land use planning objectives of all communities in the study area. However it does not infringe on the existing land uses that these communities currently support. Figures 2.8 & 2.9 show First Nations lands, neighbouring Municipalities' and other relevant jurisdictions in Electoral Areas A and C, respectfully.

2.6.1 First Nations on the North Coast

First Nations have inhabited the region for thousands of years. There is a rich cultural history that spans the entirety of the planning area and beyond. The land and sea on the North Coast offer an abundance of natural resources that are integral and inseparable from First Nations people and their culture. The natural setting of the North Coast and its natural bounty played a huge role in defining the culture of First Nations people in the area. The importance of both terrestrial and marine resources cannot be understated. Fishing and gathering of marine resources like salmon, halibut, seaweed and shellfish provided First Nations peoples with food and tools. Hunting and harvesting of terrestrial resources like cedar, deer, elk, bear and berries also provided clothing, food, dyes, tools and building materials. The Tsimshian people have a profound connection to the land, sea, and its resources which continues to this day.

The culture of the Tsimshian was shaped by the natural setting of the north coast. The word Tsimshian translates to "Inside the Skeena River". The Skeena River is the major waterway in the region which people have relied on for transportation and fishing for countless generations. The environment also influenced migration and settlement patterns in the region. Tsimshian peoples typically would have a main village where they built large cedar plank longhouses or big houses. Summer villages or temporary camps were also important for gathering food that was seasonally dependent.

There are six First Nations with reserve lands and traditional territory that are located within, immediately adjacent to, and overlapping with Electoral Areas A and C. There are four main clans in Tsimshian culture, these clans represent social organization based on matrilineal houses. The main crests (clans) of the Tsimshian people are the Blackfish (killer whale), Wolf, Eagle, and Raven.

First Nations peoples on the North Coast made first contact with Europeans in 1787 when a fur trading expedition visited what was probably the village of Gitxaala. The European and First Nations peoples traded goods periodically and more western settlers came to the area over time. The Hudson's Bay Company (HBC) set up a trading post at Fort Simpson in 1831 that served as an anchor for colonization. It was around this time that North Coast First Nation people began to feel the effects of colonization. Smallpox and other diseases ravaged communities; Christianity started to spread and replace long held belief and cultural systems, and residential schools became prevalent and began to indoctrinate young people with western customs. These events and more contributed to a decline of First Nations culture in the north-west and across the country, which has only recently begun to recover.

First Nations peoples are regaining ground after years of hurt and suffering. First Nation communities are asserting themselves in local business. Several active treaty negotiations are also taking place between different nations and the Province of British Columbia and Government of Canada.



North Coast Official Community Plan (Electoral Area A & C)

FIGURE 2.8 - Electoral Area A Neighbouring Jurisdictions

- Electoral Area
- Incorporated Areas
- Lax Kw'alaams First Nation
- Metlakatla First Nation
- Lax Kw'alaams First Nation / Metlakatla First Nation
- Prince Rupert Port Authority
- Prince Rupert Airport Authority

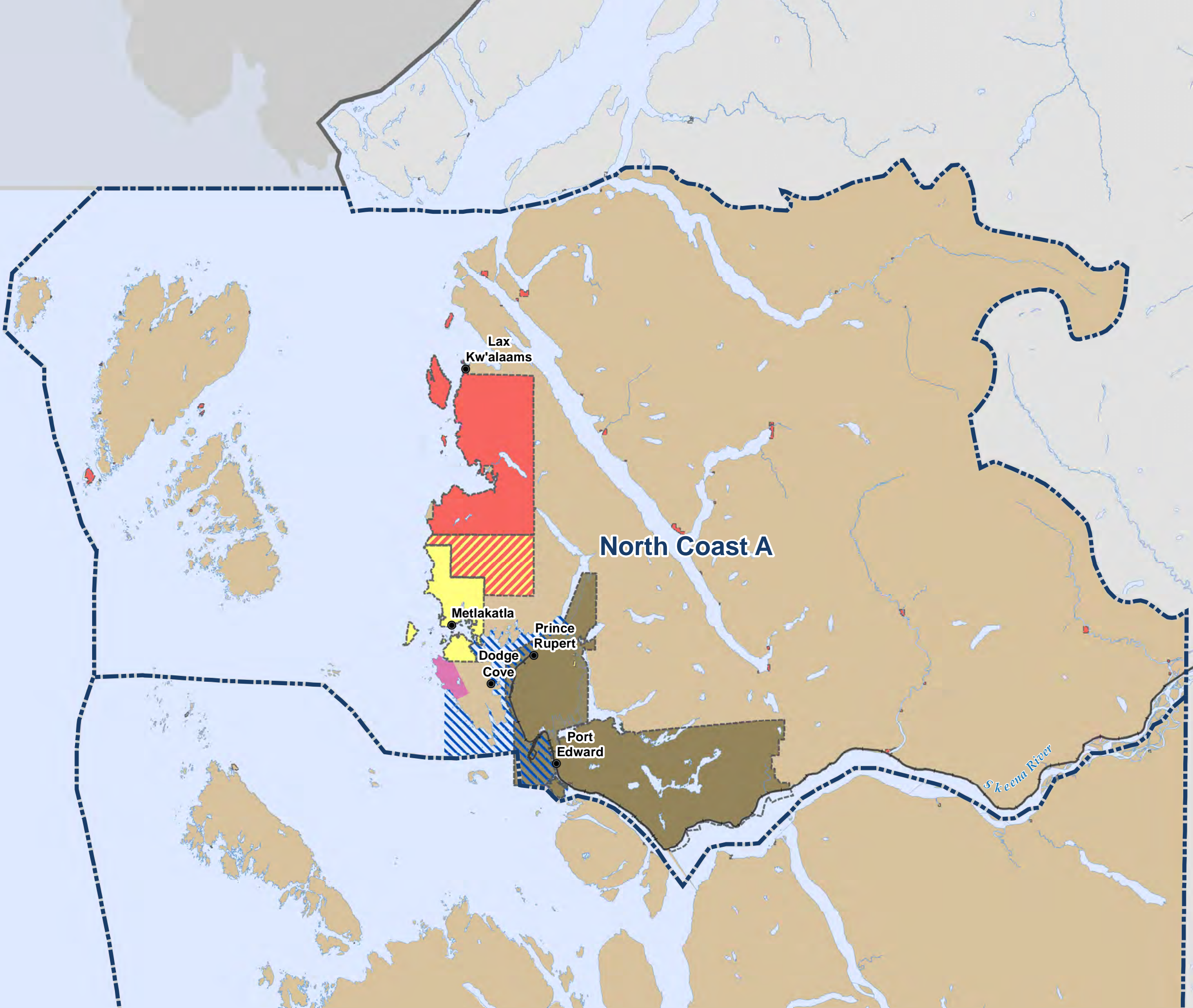
OCP Bylaw
No. 608 - 2017

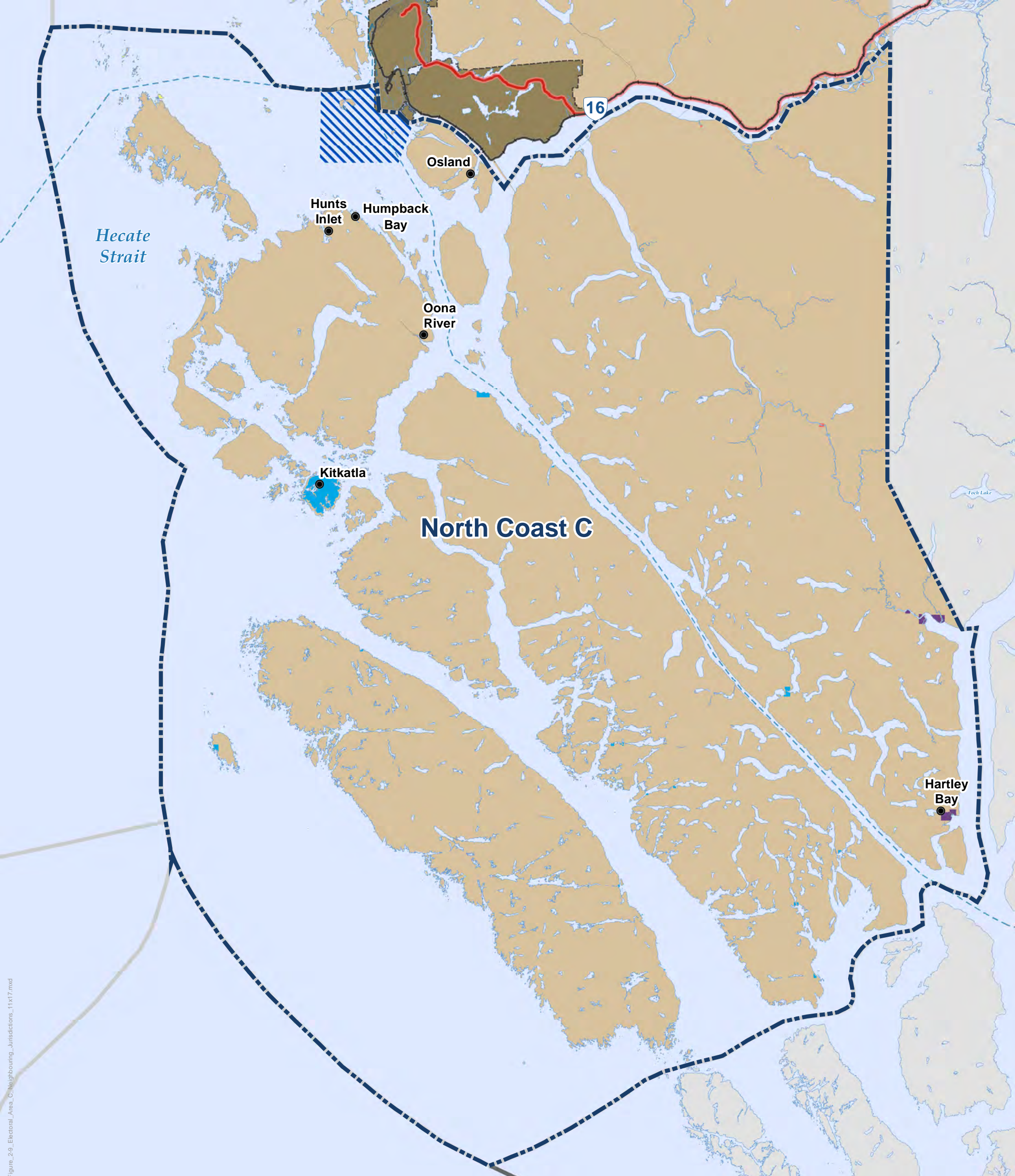
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January 16, 2017



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**North Coast
Official Community Plan
(Electoral Area A & C)**

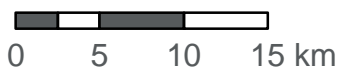
**FIGURE 2.9 - Electoral Area C
Neighbouring Jurisdictions**

-  Electoral Areas
-  Incorporated Areas
-  Prince Rupert Port Authority
-  Lax Kw'alaams First Nation
-  Metlakatla First Nation
-  Lax Kw'alaams First Nation/Metlakatla First Nation
-  Gitxaala/Kitkatla First Nation
-  Gitga'at/Kulkayu First Nation
-  Kitselas First Nation/Kitsumkalum First Nation

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OCP Bylaw
No. 608 - 2017

Updated:
January 16, 2017



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2.6.2 Current First Nations Communities

There are six First Nation communities that currently have land holdings and communities within Electoral Areas A and C. These nations include Metlakatla, Gitxaala (Kitkatla), Gitga'at (Hartley Bay), Lax Kw'alaams (Port Simpson), Kitselas, and Kitsumkalum.

The traditional territories of First Nations in the study area reach beyond reserve boundaries, and First Nations have a stake in how the land is developed in these areas. There are currently 94 distinct reserves within Electoral A and C, though there are many more spaces that hold cultural or historical significance to different communities.

The planning area is the traditional home of several nations; however, each community is unique in its history, goals and objectives.

Lax Kw'alaams (Port Simpson)

Lax Kw'alaams is the largest First Nation community on the North Coast. It lies on the northern end of the Tsimshian Peninsula, approximately 27 kilometres north of Prince Rupert. The community is accessed by air, boat or ferry. The ferry runs seven days per week from Prince Rupert to Tuck Inlet. Once at Tuck Inlet the community is a 20 kilometres drive north. Lax Kw'alaams (Port Simpson) has approximately 600 year-round residents and boasts excellent community infrastructure that includes administration buildings, newly paved roads and a swimming pool. In addition to the people that live in Lax Kw'alaams, the First Nation has nearly 2,400 more community members that live in the surrounding area.

The band is also very active in the region's economy. Lax Kw'alaams has 47 reserve land holdings within Electoral Areas A and C, as well as nine reserves that are jointly held with Metlakatla. The community is supported by the fishing, logging, fish processing and tourism industries. Lax Kw'alaams is the only First Nations community that you can travel to and stay in a bed and breakfast.

Metlakatla

Metlakatla is one of the Nations located on the Tsimshian Peninsula. The word Metlakatla is derived from the Tsimshian word "Maaxlakxaala" which means saltwater pass. Metlakatla is a community of about 100 people and is located in Metlakatla Pass 8.5 km (across the harbour) from Prince Rupert.

Metlakatla runs a number of businesses and services in the region that include a ferry, office building, a service station, a transportation logistics company and others.

Metlakatla has ten exclusive reserves within the study area, as well as nine reserves that are held jointly with Lax Kwa'laams First Nation.

Gitxaala (Kitkatla)

Within its territory, the Gitxaala Nation holds 21 reserves. The primary village of Gitxaala people today is Lach Klan (Kitkatla BC), on Dolphin Island. Community services in Kitkatla, include a marina, community centre and a church. The community is also served by a passenger ferry that runs three times per week. The community is also connected to the electrical grid from the mainland and has access to Telus internet.

Gitga'at First Nation

The Gitga'at First Nation territory encompasses rugged landscapes, rivers, lakes and the ocean. Hartley Bay is the main Gitga'at village in contemporary times and is home to approximately 200 people. The village has a unique layout with many buildings being connected by an elevated boardwalk. Hartley Bay's economy is supported by forestry, tourism and fishing. Travel to and from the community is a challenge and residents rely mainly on personal craft.



However, there is a ferry service that runs about twice per week between the community and Prince Rupert, and seaplane service is also available.

Kitselas and Kitsumkalum

Kitselas and Kitsumkalum First Nation territory encompasses areas from Terrace along the Skeena River to Hecate Strait, Portland Canal to the north and Grenville Channel to the south. Kitsumkalum holds reserves in Electoral Areas A & C. Community members mainly live in Port Edward, Prince Rupert and the Terrace area.

2.6.3 Municipalities

There are two municipalities within Electoral Areas A and C. Prince Rupert and Port Edward form the major economic and service centres of the region; both are located in Electoral Area A. Many communities rely on Prince Rupert as the regional service centre and due to its professional services, refuel base, medical services, and transportation connections to the rest of the Province.

Prince Rupert

Prince Rupert is the largest settlement in Electoral Area A and has a population of approximately 12,500. The City was founded in 1910 as the terminus of the Grand Pacific

Railway. The town is the first planned city in British Columbia. The street layout of the City has deviated very little from the original 1910 plan, and it maintains a compact, walkable feel.

Prince Rupert serves as the main hub for Electoral Areas A and C. Outlying communities rely on it for a wide range of services. Prince Rupert also serves as a gathering place for many of the outlying communities; the “All-Native Basketball Tournament” is a unique event held in Prince Rupert every year that draws communities together from all over the province. The town is also a major transportation hub and provides ferry service north to Alaska, South to Vancouver Island and West to Haida Gwaii. It also has good road and rail connections east and an airport that provides service to Vancouver.

Prince Rupert has a rich industrial history that has shaped the town through forestry, fishing, and international shipping through the port. The harbour itself is North America’s deepest ice-free port, which enables it to accommodate large ships. The location of the Prince Rupert is also closer to the Asian market than any other west coast port.

The Port of Prince Rupert is currently expanding the container facilities and there are several Liquefied Natural Gas (LNG) projects in the proposal stage. Should one of these LNG projects be approved and constructed, it would have far-reaching effects on the City and the region.

Port Edward

The District of Port Edward is located 15 km south of Prince Rupert on Highway 16. Although the district encompasses a large area (183 km²), the town site is relatively small and houses a population of 550. The town has been supported by numerous industries including fishing, canning and pulp and paper. The town was incorporated in 1966, but it has an industrial history that stretches back more than 100 years. For instance, the town is famous as the location of the North Pacific Cannery National Historic site, which draws in tourists from Prince Rupert and beyond.

Port Edward is also facing the same decisions around LNG development as Prince Rupert. The town is situated adjacent to Lelu Island, which has been proposed as the site of a future LNG export facility. The Ridley Island Terminal facility is also adjacent which ships coal, grain and other resources.

2.6.4 Other Jurisdictions

Prince Rupert Port Authority

The Prince Rupert Port Authority is responsible for the overall planning, development, marketing and management of the commercial port facilities within Prince Rupert Harbour. The Port Authority is a local port authority constituted under the Canada Marine Act, and Letters Patent issued under the Act, to operate the Port in the Prince Rupert Harbour. The Prince Rupert Port Authority is an autonomous and commercially viable agency, governed by an independent Board of Directors with full control over all Port decisions, with a mandate to facilitate and expand the movement of cargo and passengers through the Port of Prince Rupert. The Prince Rupert Port Authority has a significant influence on planning near the port and the surrounding waters. Currently, the Port is undergoing substantial growth and its stated goal is to become a leading trade corridor "gateway" between North American and Asian markets.

Prince Rupert Airport Authority

The Prince Rupert Airport is located on Digby Island with Electoral Area A. Arriving passengers are transported to Prince Rupert by boat, ferry, float plane or helicopter. Prince Rupert Airport is the main airport servicing the North Coast. The Airport lands cover approximately 686 hectares of land on the North West side of Digby Island.

2.6.5 Private Lands

Throughout the North Coast OCP study area there are a number of privately held lands. These lands are shown in **Figure 2.10 & Figure 2.11**. Many of these privately held lands are currently undeveloped. Those that are in use are generally used for resource extraction and residential purposes.



North Coast Official Community Plan (Electoral Area A & C)

FIGURE 2.10 - Electoral Area A Private Lands

- Electoral Area A
- Private Lands
- Incorporated Areas
- First Nation Reserves
- Provincial Parks
- Protected Areas
- Agricultural Land Reserve

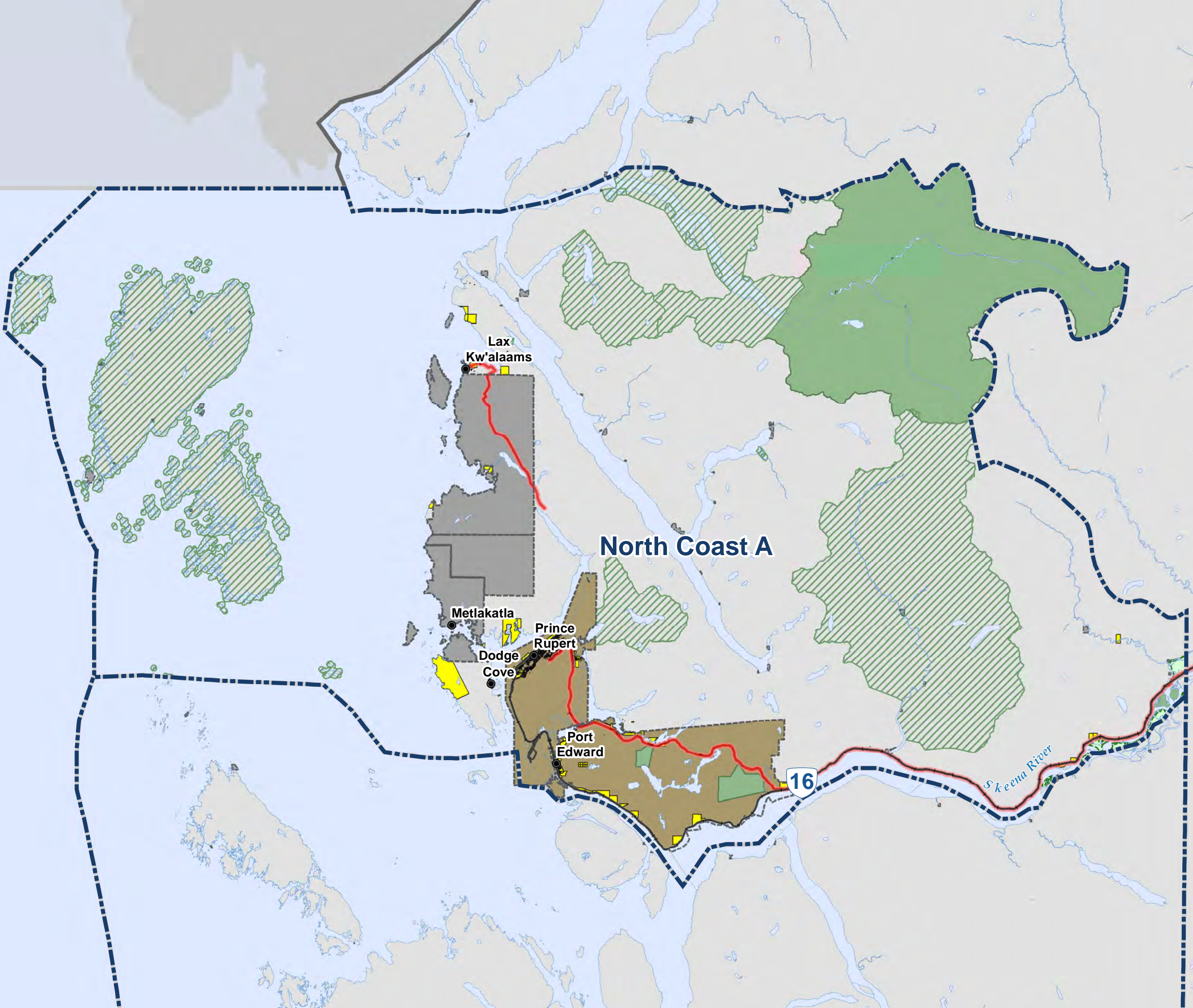
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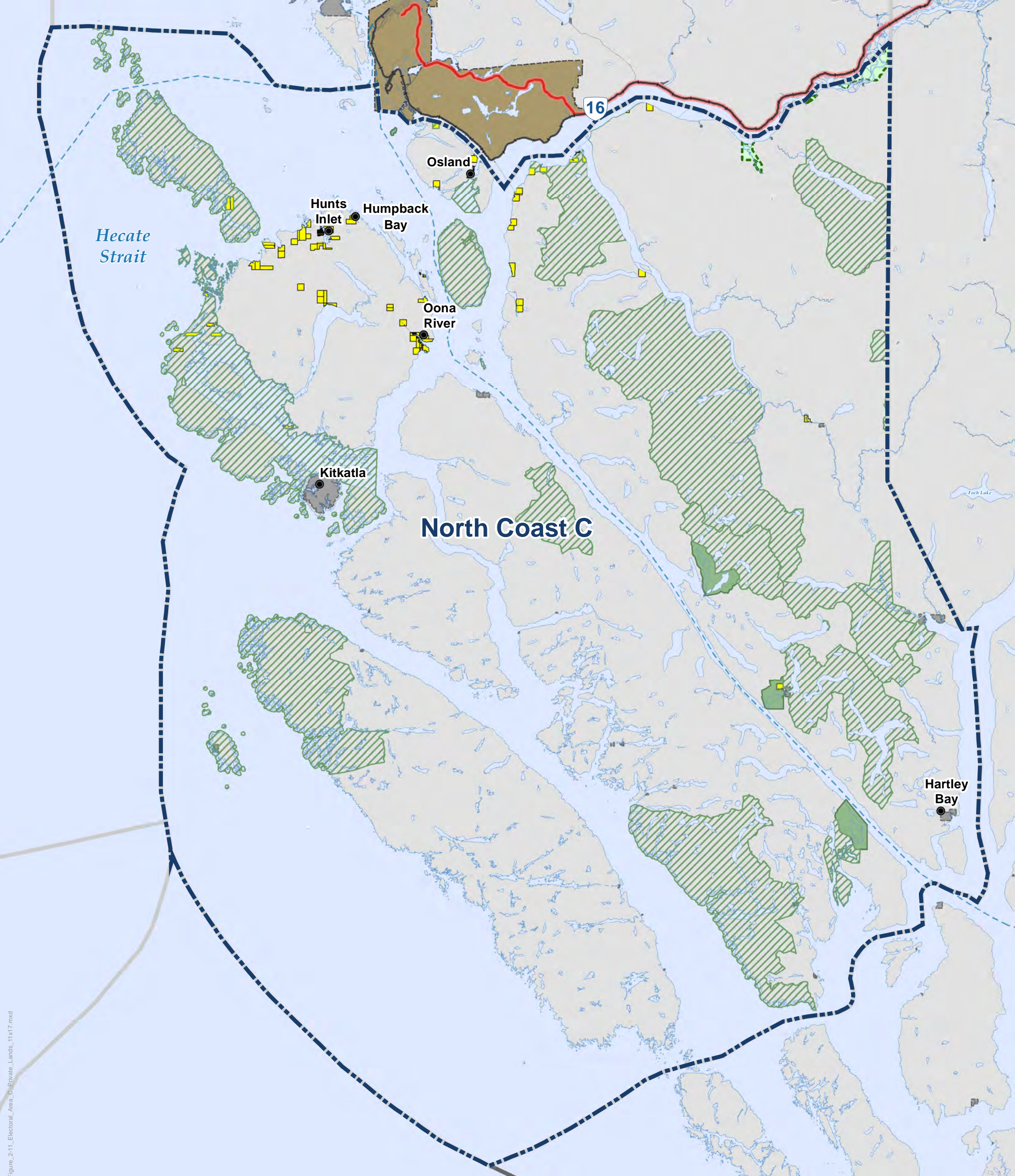
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**North Coast
Official Community Plan
(Electoral Area A & C)**

**FIGURE 2.11 - Electoral Area C
Private Lands**

- | | | |
|---|---|---|
|  Electoral Areas |  First Nation Reserves |  Protected Areas |
|  Private Lands |  Provincial Parks |  Agricultural Land Reserve |
|  Incorporated Areas | | |

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\\us1.urban-systems.com\projects\Projects_VAN\3689\003\010\1D-Drafting-Design-Analysis\GIS\Projects\MXD\Current\OCP_Draft_3\Figure_2-11_Electoral_Area_C_Private_Lands_11x17.mxd

2.7 Relationship with Other Plans

The Provincial Government, local municipalities, and First Nations have participated in a number of regional planning processes over the past ten years. These plans include the North Coast Land and Resource Management Plan (LRMP), the Marine Plan Partnership (MaPP), and the Pacific North Coast Integrated Management Area (PNCIMA). These large-scale initiatives were undertaken over several years of consultation and had significant buy-in from local industry, municipalities and First Nations groups. These plans form the large basis of the North Coast OCP.

The NCRD recognizes that municipalities and First Nation communities in the region have also undertaken a wide range of localized planning in their communities. These plans are recognized and provide useful context to land use planning decisions. This section highlights some of these existing plans and describes their influence on the NCRD OCP for Area A & C. However; the Regional District recognizes that this list of plans is not exhaustive and that there are other plans and information sources that are required to build a full understanding of land use in the region and as such, these plans do not necessarily have a significant impact on how land use decisions will be made in the unincorporated areas of the NCRD. Where municipal and First Nation governments are able to share their land use plans the NCRD would be happy to collaborate to ensure that the NCRD plan is consistent.

In addition, the NCRD's strategic vision, adopted in May 2020 states the municipality's renewed strategic for strengthening its governance and relationships with neighbouring communities and First Nations Governments. Specifically, the NCRD wishes to work with local First Nations to develop protocol agreements to formalize mechanisms for future collaborations that are amenable to all involved parties.

2.7.1 Provincial Plans

North Coast Land and Resource Management Plan (LRMP - 2005)

<https://www.for.gov.bc.ca/tasb/slrp/plan68.html>

[*Great Bear Rainforest Order \(GBO - 2016\)*](#)

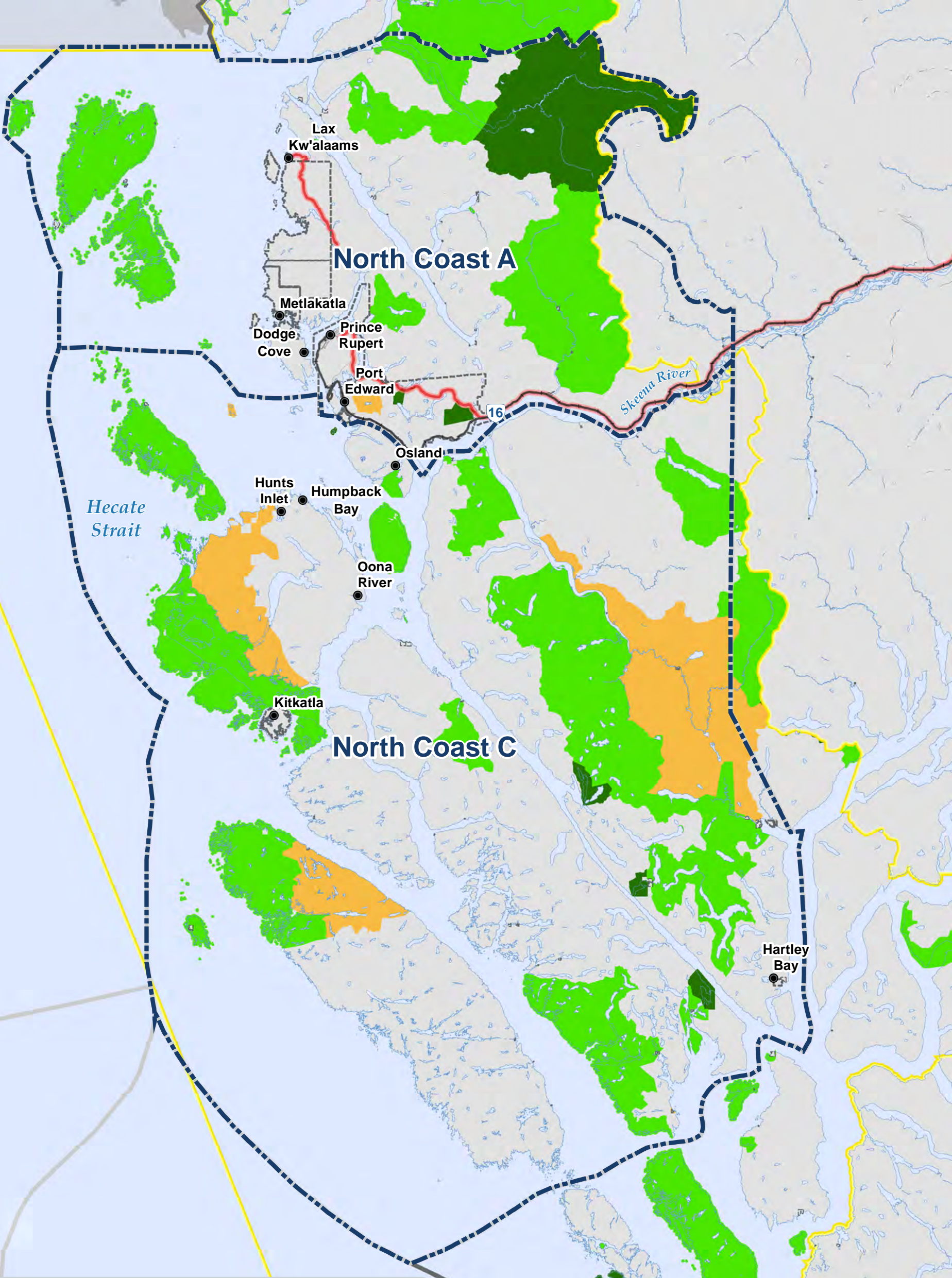
The Land Resource Management Planning (LRMP) process was an initiative that was undertaken by the Province of British Columbia to create a land use strategy for large areas of BC. Several plans were created for different sections of the Province. The North Coast LRMP was completed by the Province of British Columbia and the Ministry of Forests Lands and Natural Resources. Numerous industry, local community and First Nations stakeholders were involved in the process.

The North Coast LRMP covers the North Coast of British Columbia from the Alaska border in Alaska to Aristazabal Island. The Plan covers terrestrial land use and limited foreshore use, and integrates First Nations interests. The planning process took place between 2002 and 2005, and is currently the only large-scale land use plan that exists for the North Coast. The Plan was created on a wide-scale, and the land uses are highly generalised. There continues to be substantial local buy-in to the LRMP, and this document provides a good starting point for the North Coast OCP. The land use designations in the LRMP are limited to “Proposed Protection” which consists of parks and conservancies, “Proposed BMTAs”, which are Biodiversity, Mining and Tourism Areas, and “Proposed Operating” which is a general land use designation applied to everything else. A detailed map highlighting key land use designations in the LRMP is shown in Figure 2.12.

The Kalum LRMP also overlaps into the eastern edge of both Electoral Areas A and C. This plan is similar in scope to the North Coast LRMP. The land uses identified within the study area are additional “Proposed Operating” and “Proposed Protection” designations.

The Great Bear Rainforest Order is recent initiative undertaken by the Province of British Columbia in January 2016. This project builds on the LRMP and other Ministry of Forests Lands and Natural Resources orders and processes. This document outlines new objectives for Ecosystem-Based Management on the North Coast. The outcomes of this Order were new areas of consideration for things like cedar tree conservation, important fish watersheds and prime grizzly bear habitat. These newly identified areas do not limit development, but do require additional consideration for development. The Order is still being developed, and full details of its implementation will be forthcoming.





**North Coast
Official Community Plan
(Electoral Area A & C)**

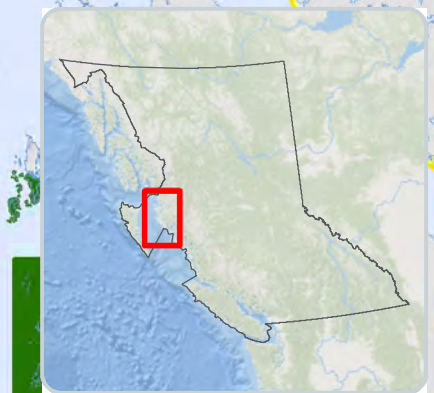
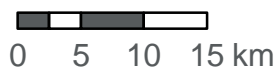
**FIGURE 2.12 -
Land and Resource Management Plan**

- Electoral Areas
- Incorporated Areas and First Nation Reserves
- North Coast LRMP Boundary
- Biodiversity, Mining and Tourism Areas
- Conservancy Areas
- Provincial Parks

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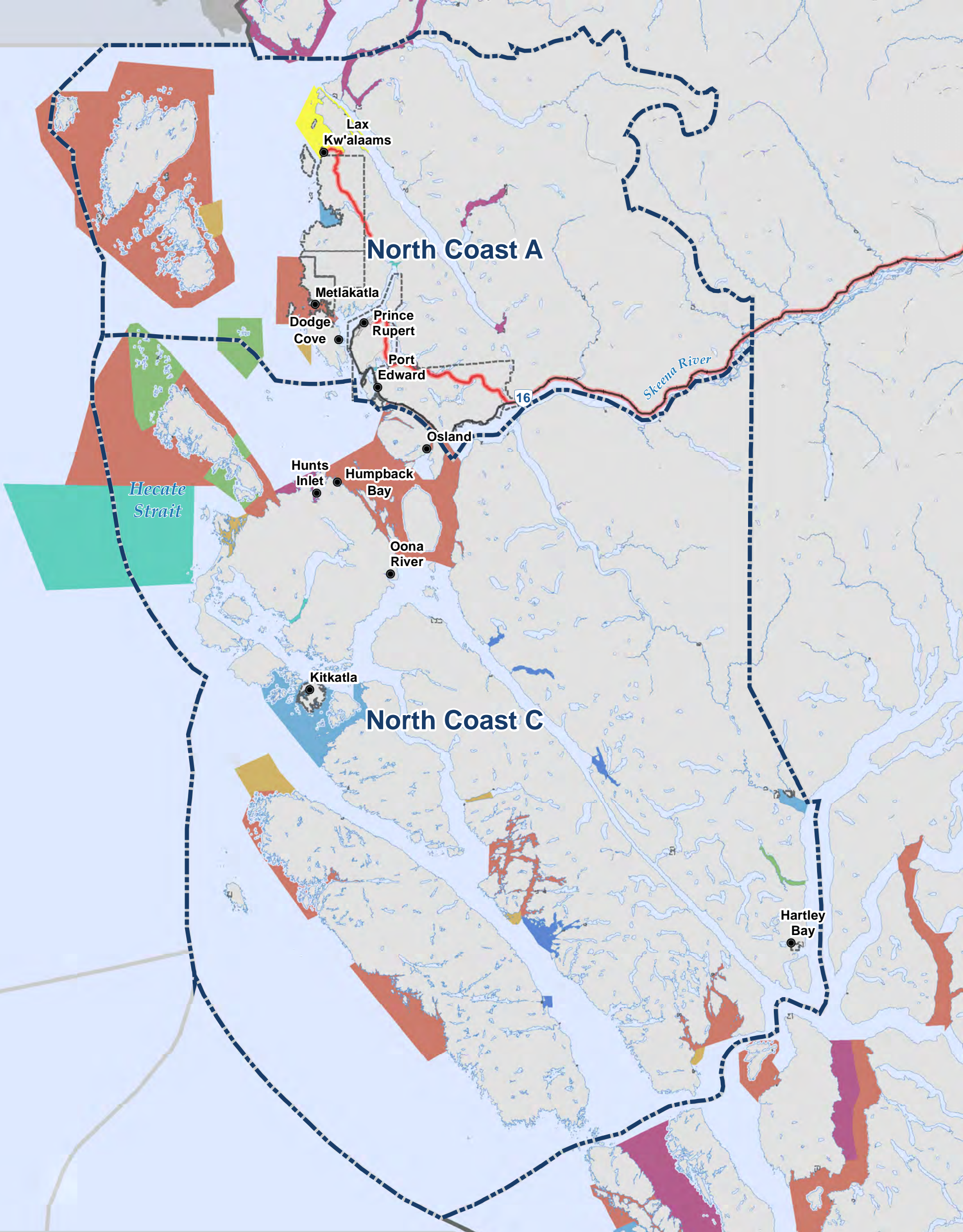
Marine Plan Partnership (MaPP - 2015)

<http://mappocean.org/north-coast/>

The North Coast Marine Plan is a plan for ocean health and marine uses. It is one of four plans that cover different areas of the British Columbian coast. The MaPP program is a partnership between the Province of BC and 18 First Nations. The North Coast Plan had six local nations participate in the planning process including Gitga'at, Gitxaala, Kitsumkalum, Kitselas, Haisla, and Metlakatla.



It is informed by local, traditional and scientific knowledge gathered from First Nations and other community members, scientists, and other stakeholders. However, the Regional District recognizes that not all local First Nations participated in the MaPP process and that it reflects the interests of its participants. The purpose of the Plan is to provide a framework for collaboration on marine use decision making related to cultural, tourism, ecosystem and other marine uses. The MaPP Plan focuses on near shore, and foreshore uses at a local scale. A detailed map highlighting key directions in the MaPP is shown in **Figure 2.13**.



North Coast Official Community Plan (Electoral Area A & C)

**FIGURE 2.13 -
North Coast Marine Plan**

- | | |
|--|---|
| Electoral | SMZ - Shellfish |
| Incorporated Areas and First Nation Reserves | SMZ - Cultural |
| PMZ - IUCN Type Ib | SMZ - Renewable Energy |
| PMZ - IUCN Type II | SMZ - Tourism and Recreation |
| PMZ - IUCN Type IV | Areas for future planning consideration |

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Pacific North Coast Integrated Management Area (PNCIMA - 2013)

<http://www.pncima.org/>

The Pacific Northwest Coast Integrated Management Initiative is a Plan that aims to foster collaborative marine use that promotes sustainable local economies and communities while preserving healthy and resilient ecosystems. The PNCIMA plan is an initiative led by the federal government, and partners with Coastal First Nations-Great Bear Initiative and the provincial government. The Regional District recognizes that not all local First Nations participated in the PNCIMA process and that it reflects the interests of its participants.

This Plan is a large broad scale effort to ensure that different marine uses including, shipping, fishing, aquaculture, energy development, tourism, and conservation can co-exist by providing a framework for decision making to reduce conflicts.

Many of the same groups participated in PNCIMA as the MaPP program. The two plans operate at different scales and focus on different aspects of the marine environment. PNCIMA is focused on the economy, while MaPP is more focused on ecology and cultural use. Funding for PNCIMA was cut in 2011 and the project was put on hold. Some consultation was completed, and several maps and spatial inventories were conducted with the participation of local industry and First Nations. The completion of the project is subject to federal funding.

2.7.2 First Nations Treaty Negotiations

The BC Treaty Process is a 6 Stage tripartite treaty negotiation process between First Nations, the federal Government of Canada, and the Province of British Columbia, facilitated by the BC Treaty Commission. Refer to the BC Treaty Commission (bctreaty.ca) for more information.



The NCRD recognizes that there may be additional treaty negotiations that are unknown at this point. Specific lands that will be transferred as the outcome of treaty negotiations are confidential. However, as these processes can take many years to complete, the NCRD has proceeded with the planning process for Electoral Areas A and C. When a new treaty is adopted, the Regional District will revisit its OCPs and engage in discussions with relevant bodies to accommodate and revisit land uses as needed.

Although the areas of interest that are being discussed are confidential, there is a concern among residents of how new treaties will impact existing rural communities. The NCRD

encourages buffers around existing communities (Hunts Inlet, Oona River, Humpback Bay and Osland) where new land uses may be incompatible with those found in these communities. Preferred uses of lands will be similar to those set out in the plan. Proposed land uses that are not reflected in the plan should seek a land use change with the Regional District.

When a land use change is proposed, actors from all levels of government are encouraged to participate in the change process to maintain transparent and fair negotiations.





3.0 THE PLANNING PROCESS

The development of the North Coast OCP was completed in two phases. Phase 1.0 involved updating the Regional District’s mapping database, holding initial meetings with each community, meeting with First Nations and government agencies, and preparing for the wider OCP community engagement effort. Phase 2.0 focused on in-depth community engagement, writing the Plan, and preparing the OCP for final approval and adoption.

The planning process for this project benefited from the significant front-end community engagement in Phase 1.0, as well as the creation of a mapping database that could be used by Regional District staff and planners to inform planning decisions, and to develop the Land Use Maps. The mapping component of the project allowed for a detailed inventory of existing natural features, jurisdictions, and existing planning efforts. The front-end engagement helped to prepare planners, residents and decision makers for more detailed and in-depth planning discussions in Phase 2.0.

In Phase 2.0, the consultation process included stakeholder identification, advertising, meetings and open houses in preparation for OCP in a Week sessions. During the consultation process, residents helped planners ensure data and existing plans were identified and incorporated into the new plan, and a large proportion of Electoral Area A and C residents seized the opportunity to speak and identify their priorities and vision for the future of their communities. The consultation process also provided a chance for planners to share preliminary mapping with community members and gather feedback. One of the most important parts of the planning process was the recognition by the Regional District that community-level plans were required for larger settlements in Electoral Areas A and C, notably Dodge Cove and Oona River. This allowed the planning team to have a truly open discussion with the community on the merits of planning to tailor the level of complexity to their specific needs. An overview of the consultation process is outlined below.

3.1.1 Consultation Overview

The consultation process consisted of a series of meetings, online engagement tools and a community survey.

As 3.1 (below) demonstrates, the process for developing the OCP was laid out in five broad phases.

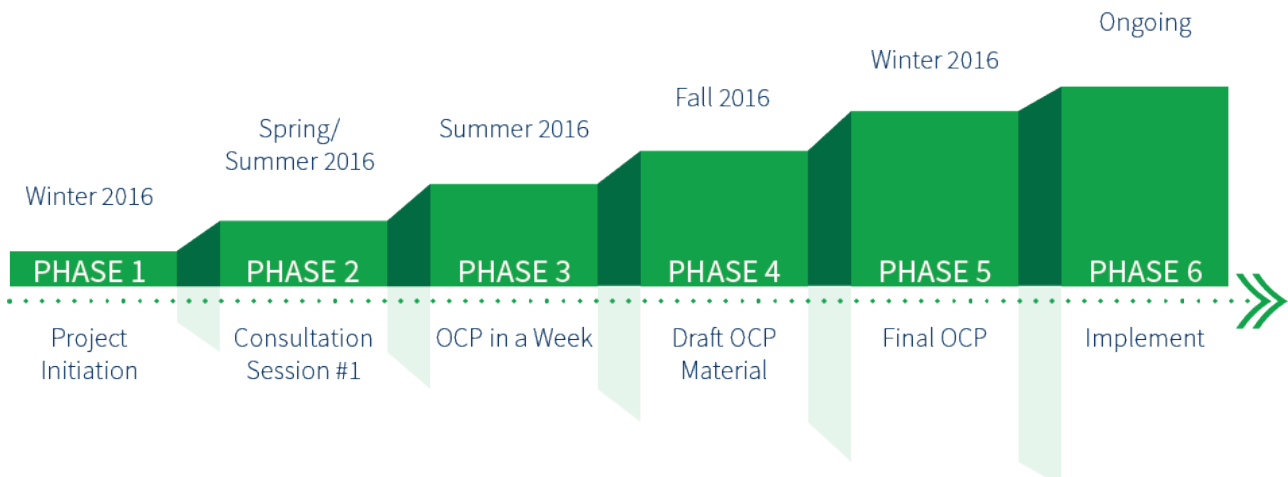


Figure 3.1 - Overview of Our Planning Process

Below is a summary of key community engagement and consultation events that took place.

Two stakeholder meetings were held to engage with local First Nation communities and various private and public agencies. The purpose of the meetings was to present in detail what the project was and what we hoped to accomplish. These meetings also served as a place for discussion, and verification of mapping work that had been carried out to date.

The initial consultations with community members in Electoral Areas A and C took place between May 24th and May 26th. The Meetings took place at the Dodge Cove Community Centre, Oona River Community Hall and the Northwest Community College in Prince Rupert. Oona River and Dodge Cove have a high proportion of part-time residents that come in from Prince Rupert and beyond. The intention of the Prince Rupert meeting was to attract some of these part-time residents, as well as residents of Dodge Cove or Oona River who work in Prince Rupert and may not have been able to make the other meetings.

From June 7th to 10th the core community engagement activities took place during OCP in a Week sessions. The “OCP in a Week” activities entailed a condensed consultation strategy developed by Urban Systems to facilitate discussions, educate participants and stakeholders and to gather information on the goals, objectives and concerns of the community. The event consisted of four days of consultation in which presentations, community walkabouts and open house sessions were held. During these times, there was also the opportunity for community members and other stakeholders to schedule time with planning staff to talk about the project on a one on one basis.

The online engagement was run throughout the planning process. It consisted of a project website set up through the consultation platform "PlaceSpeak", which allowed users to access reference materials, engage in forum discussions and participate in community mapping. The OCP Survey aimed at gathering information on specific challenges faced by the community and was available as a hardcopy and online.

The screenshot displays the PlaceSpeak website interface for the SQCRD Land Use Planning Bylaws project. At the top, the PlaceSpeak logo is visible along with navigation links for 'Explore Topics', 'Start a Consultation', 'Sign up', and 'Log in'. The main header features the SQCRD logo and the title 'SQCRD Land Use Planning Bylaws' with a 'Connect >' button. Below this is a navigation menu with options: 'Overview', 'Discussions', 'Resources', 'Events', 'Placelt', and 'Noticeboard'. The main content area is titled 'SQCRD Land Use Planning Bylaws for Electoral Areas A and C' and includes a prominent 'Take Survey Now' button. A map of the region is shown, with Electoral Areas A and C highlighted in pink. To the right of the map, there is a 'Contact Information' section for Daniel Fish, Deputy Corporate Officer, with his email (dfish@sqcrd.bc.ca), mobile (250-624-2002), and phone (250-624-2002) numbers. Below the contact info, it shows '153 Views' and '48 Surveys'. The bottom of the page contains introductory text about the project's goal to develop new Land Use Plans for Electoral Areas A and C.

4.0 GENERAL LAND USE DESIGNATIONS

Electoral areas A and C are large and wild, covering a vast amount of steep mountainous terrain, as well as the rugged Pacific coastline. Land uses designations in this Plan contain general policies that reflect the self-reliant lifestyle that defines many residents imbue. These designations also reflect the needs of various industries that use this area for resource extraction and processing. These industries include logging, fishing, mining, shipping and the many logistical and support services work associated with the Port of Prince Rupert. The land use designations described in this section are represented on the Electoral Area A and C Land Use Maps (Schedules 1.1 - 1.4), which can be found at the end of this document. The objectives and policies presented in this section contain the force and effect of the OCP, the rest of the information is background info.

4.1 RURAL RESIDENTIAL

Outside of the municipalities and the larger First Nations communities, the character of Electoral Areas A and C is very rural. The Rural Residential designation is meant to apply to lands in existing settlements to help foster a sense of community without limiting the ability of residents to earn a living from their land. Residential lands can be just as important as a source of income and “home-based” employment as they are for residential use.

The form of the Rural Residential Areas is predominantly single family houses with accessory/small industrial uses and “home-based” businesses on large lots. Accessory small industrial use for artisans or other small-scale operations that are appropriately scaled to their context. The rural residential designation will also encourage the development of a range of housing types with an emphasis on creating affordable housing options. Rural residential areas are designed to provide space for residential development for at least the next 5 years and appropriately scaled economic development.

Rural residential uses will prohibit the development of large-scale mining, forestry and other industrial operations that could negatively impact community members, local watersheds, community amenities or assets. Economic activities that limit noise, light, air, water and soil pollution will be encouraged.

4.1.1 Objective

The objective of this land use designation is to preserve the lifestyles of North Coast residents while at the same time ensuring government interference in the day to day lives of residents and property owners is minimized.

4.1.2 Policies

The Regional District will:

1. Allow for the development of new residential uses on all lands designated rural residential.
2. Support the development of affordable housing, rental housing and housing for people with disabilities within Electoral Areas A and C.
3. Allow for the development and operation of “home-based” businesses and appropriately scaled commercial and light industrial development, provided that they meet the relevant legislation to prevent the generation of health hazards or nuisances that can negatively affect residents or neighbours.
4. Encourage community development that allows people to live and work in the same space.



4.2 ENVIRONMENTAL PROTECTION

The planning area is a diverse and varied landscape that extends from the peaks of the Coast Mountains to the rich marine environment on the coast of the Pacific Ocean. There is a range of lakes, rivers, estuaries, bogs, forest and alpine landscapes that all provide something unique to the natural environment. Freshwater riparian, as well as saltwater intertidal zones, are critical areas for wildlife habitat and overall ecosystem health. There are already a significant number of existing provincial parks, national historic sites, conservancies and protected areas. In the future, the Regional District may decide to establish a regional park system to pursue new park parkland opportunities.

Many of these areas were identified through provincial and federal planning processes like the LRMP, GBO, MaPP and PNCIMA processes. In addition, community members and First Nations have identified other areas for protection, including cultural use areas, and community watersheds. Many people in the Plan area get their water from creeks, small dams and wells, so maintaining good watershed health is important.

Environmental Protection Areas in this Plan are defined as areas that are protected as a Park, Conservations Area, Protected Area, or other specially designated entities to encourage the protection and preservation of natural ecosystems, recreational activities and culturally important areas. Habitat preservation and maintenance of biodiversity, as well as the protection of cultural and recreational features is paramount. Each Environmental Protection Area will also be subject to provincial and/or federal regulation as applicable.



4.2.1 Objective

The objective of this land use designation is to protect, enhance and maintain the natural environment by preserving ecosystems, conserving wildlife and ensuring the protection of cultural and recreational areas within Electoral Areas A and C.

4.2.2 Policies

The Regional District will:

1. Support the establishment of parks in the regional park system and will work with municipal, First Nations and community stakeholders and residents to identify suitable locations for parkland.
2. Maintain biodiversity and conserve animal species with special attention paid to species at risk.
3. Enhance and maintain recreation and eco-tourism opportunities.
4. Protect culturally sensitive areas and archaeological features.
5. Protect community watersheds and other sources of domestic drinking water.



4.3 RURAL RESOURCE DEVELOPMENT

Much of the land in Electoral Areas A and C is crown land. Vast areas outside of parkland have been designated as “EBM Operating Areas” in the LRMP, which makes much of the land mass in the plan area available for a full range of development and economic uses. Consumptive uses, including resource development, must follow Ecosystem Base Management principles that emphasise environmental best practices. This designation is intended to give private landowners and tenure holders the freedom to pursue a range of economic, resource development or residential development options for their properties. Much of the Rural Resource Development area is crown land. This designation also allows for a variety of economic and resource development activities as directed by the Provincial Government.

Rural Resource Development opportunities could also include low impact tourism, commercial recreation, manufacturing, community settlement, mining, forestry or wind energy development. Rural Development areas are designed to allow for creative and productive uses within an environmentally sustainable framework.

“Home-based” businesses are an important part of life in the remote areas of Electoral Areas A and C. Property owners in these areas depend on their land as their residence, a source of employment, and often as a source of natural resources, water and food. The Rural Resource Development designation is designed to allow for a mixture of uses within the same area.

4.3.1 Objective

Allow for a variety of community and economic uses that enhance local well-being while adhering to ecosystem base management principles.

4.3.2 Policies

The Regional District will:

1. Enhance community well-being through settlement or economic development.
2. Encourage economic development to provide jobs for residents.
3. Allow for “home-based” businesses, provided that they meet the relevant legislation to prevent the generation of health hazards or nuisances that can negatively affect residents or neighbours.
4. Allow for a mixture of uses in an area.
5. Increase opportunities for local employment.

4.4 INDUSTRIAL SPECIAL STUDY AREAS

The North Coast is home to one of Canada's few west coast port facilities. The Port of Prince Rupert is Canada's closest port to major Asian markets and has expanded as a result of its strategic location; by comparison, sailing times from Prince Rupert to Asia are 36 hours less than from Vancouver. This makes the area very attractive to large-scale import and export facilities. A wide range of goods pass through the Port of Prince Rupert in containers, dry bulk, liquid bulk and break-bulk shipping modes, including consumer goods, industrial inputs, and a variety of forest, agriculture, mining, and energy products. In addition, the Port also includes cruise and passenger ferry terminals that are important to the local tourism industry.

Several proposals for large scale industrial use in Electoral Area A were made in 2016. Most proposals were made on managed Crown land within the Regional District and while most of these proposed projects have since been cancelled or put on hold indefinitely, their proposed sites remain of interest. Areas designated as "Industrial Special Study Areas" represent Crown leases or applications of past project proposals and carry development characteristics that make them most likely to attract similar scale industrial developments in the future. The Industrial Special Study Area designation makes room for future projects to conduct their environmental, economic feasibility, community consultation and assessment processes which are governed by the Provincial and Federal governments and carried out external to the NCRD.

4.4.1 Objective

To identify lands of interest to large scale industrial projects, including, mines, port facilities, LNG facilities, mills and other large employment operations. The emphasis of the Special Study Area is to communicate that these lands require special review by multiple levels of government (Federal, Provincial, Municipal and First Nations). Lands identified as Industrial Special Study Areas reflect areas previously proposed for industrial development. Future development proposals of these sites may have different space requirements that require more or different areas. Should future proponents need additional space beyond what is identified in the plan, an amendment to the land use plan will be required.

4.4.2 Policies

The Regional District will:

1. Identify lands of special interest to large scale industrial development to be designated as Industrial Special Study Areas.
2. Flag these areas for further study and require proponents to submit information directly to the Regional District, so that Regional District can better understand the potential edge effects of proposed developments within this designation.
3. Allow for large-scale industrial projects to continue through their provincial and federal level assessment processes.
4. Monitor proposed developments for potential impacts to adjacent lands and communities in the Regional District and required project proponents to mitigate any negative impacts on local communities and the environment.
5. Require project proponents to follow the development approval process whenever a change in OCP land Use designation is contemplated (as per Part 14, Division 6 of the Local Government Act).



4.5 NORTH COAST DEVELOPMENT POLICIES

4.5.1 Environmental Protection Policies

The following environmental protection policies relate to section 473(1)(d) of the LGA for restrictions on use of land that is subject to hazardous conditions or that is environmentally sensitive to development.

Environmental Protection Policies apply to:

- 1 All creeks, lakes, ponds, wetlands, waterways or water bodies and the vegetation adjacent to these features within 30 metres, based on Fisheries and Oceans Canada Guidelines.
- 2 Areas that provide habitat for important species of plants and animals, especially those considered by the Species at Risk Act.

Development Buffers for Water:

- 1 No clearing, tree removal, construction, or construction-related activities should occur within 30 metres (100 feet) from the top-of-bank of any waterways or water bodies.
- 2 Water bodies and waterways should be protected from erosion and sedimentation by planning each site to require as little grading or excavation as possible and implementing suitable sediments controls between the construction site and down slope waterways.

Development Buffers for Community Watersheds (ie. Dodge Cove):

- 1 Development should avoid creating substantial disturbance within community watersheds and new major developments and industrial projects should provide a minimum 100 metre (330 foot) buffer from any area designated a community watershed or community water resource.

Cultural and Archeological Resources:

- 1 Ensure all known archaeological resources are protected.
- 2 Follow the Provincial Archeological Chance and Find procedure under the Heritage Conservation Act.

4.5.2 Natural Resource Protection Policies

The following Natural Resource Protection policies have been created to support the sustainable use of natural resources to help maintain a natural environment where future generations can benefit from the use of natural resources in the region.

Natural Resource policies apply to natural resources found in the region, which include, but are not limited to fish and wildlife, aggregate and minerals, forests, water, groundwater and energy resources.

- 1 Before any resource use occurs, a management plan must be in place, identifying potential community impacts and outlining effective management plans to minimize impacts,
- 2 Natural resource use shall not interfere the with the use of existing development or prevent landowners from having full use of their land and,
- 3 A forested buffer of not less than 250 metres is required between Industrial Special Study Areas other resource uses and housing, tourist, commercial, and recreational areas. The buffer must be wind firm and prevent dust or debris from going onto neighbouring properties.

4.5.3 Subdivision Guidelines

Subdivision and servicing approval are carried out by the Ministry of Transportation and Infrastructure (MoTI). MOTI enforces requirements for development and subdivision, and acts as the approving officer for all areas of the NCRD. These include regulations for minimum lot sizes, water systems and on-site sewage disposal. MoTI sends a referral to all agencies that may have an interest in a proposal, such as Northern Health, Ministry of Environment, utilities, etc. MoTI collects these responses and essentially makes a check list of all the items that a proponent needs to complete in order to move through the subdivision process. Proposed developments in rural areas of the NCRD are referred by MoTI to the Northern Health Authority for review. A Northern Health Environmental Health Officer, then evaluates the suitability of proposed new lots for servicing with on-site sewage disposal systems prior to granting approval. The following section provides a general outline of key development regulations in the rural areas of the NCRD.

4.5.3.1 *Minimum Lots Sizes*

In areas of the Regional District where there is no zoning, the following minimum lot sizes are:

- For lots that will have on-site septic and be serviced by a “water supply system”, as defined in the Drinking Water Protection Act and Drinking Water Protection Regulation, the minimum lot size is 0.2 hectares (0.5 acres).
- For lots that will have on-site septic and individual water systems (wells), the minimum lot size is 1.0 hectares (2.5 acres).
- For lots that will use a lagoon system for on-site sewage disposal, the minimum lot size is 1.6 hectares (4.0 acres).

4.5.3.2 *Water Systems*

Developing new water systems and establishing new sources of water require both a Construction Permit (issued by the Regional Public Health Engineer (PHE)) before construction of works and an Operating Permit (issued by a Drinking Water Officer (DWO)) before water can be provided to users. Further, as per the requirements of the Drinking Water Protection Act, a person must not extend, construct or install a water supply system unless they have obtained a construction permit.

4.5.3.3 *On-Site Sewage Disposal*

Each proposed lot in a subdivision should have sufficient area, with suitable site conditions, to accommodate an on-site sewage disposal system(s) capable of reliably servicing a single-family four-bedroom residence. Alternatively, lots may be serviced by a community sewage disposal system.

4.5.4 **Development Review & Procedures**

Conditions in this section are consistent with development approval practices as detailed in the Local Government Act and will be used to evaluate all proposed amendments to the OCP for permitting development. For the purpose of sections 484 and 485 of the Local Government Act, development approval information may be required under any of the following circumstances:

- .1 The development results in any of the following:
 - o A change in Official Community Plan land use designation,
 - o A change in zoning,
 - o A requirement for a development permit, or
 - o A requirement for a temporary commercial or industrial use permit.
- .2 The development may result in impacts on:
 - o Transportation patterns and traffic flow,
 - o Infrastructure including sewer, water, roads, drainage, street lighting, and other infrastructure,
 - o Public facilities such as schools and parks,
 - o Community services, or
 - o The natural environment.
- .3 The development could result in other impacts that may be of concern to the residents of the North Coast Regional District, District Staff or the Regional Board.

Proposed OCP amendments will be evaluated in light of whether the development:

- causes unacceptable impacts to the community or environment,
- impacts on quality of life of NCRD residents,
- supports the overall patterns of development of the community,
- impacts Regional District finances and/or assets,
- impacts existing community facilities and pathways,
- causes environmental impacts, including wildlife and hazardous conditions,
- impacts to First Nations interests and rights
- supports community infrastructure,
- meets the applicable criteria established in the OCP Policies and,
- proposes uses that are compatible with the permitted uses of adjacent parcels.

In addition to other evaluation requirements, proposals for commercial, light industrial or heavy industrial development will be evaluated in terms of whether:

- the project negatively affects surrounding areas by generating excessive noise or odours,
- the project will maintain a high quality and appearance and,
- the project avoids uses or development patterns that detract from the overall quality of communities in the Regional District.

All evaluations required by this section are deemed to be advisory, for the purpose of providing staff and the Regional Board with the information needed to evaluate proposed amendments to the North Coast Official Community Plan. While a project may satisfy all of the evaluation criteria as described above, these are guidelines and the Regional District is not bound to make a decision (favorable or unfavorable) on the basis of those guidelines.



5.0 OBJECTIVES AND POLICIES FOR FUTURE DEVELOPMENT

Objectives and policies in this section provide basic framework for the future management and development of lands in the NCRD. They have been developed to ensure that future growth and development in the region is balanced in order to facilitate economic growth while fulfilling the social and environmental needs of local communities.

Key objectives and policies presented in this section cover a wide range of topics related to community infrastructure, waste management, resource extraction, sustainable community development, environmental protection and transportation.

It should be understood that the regional level policies provided in this section apply to all lands in the North Coast Regional District Electoral Areas A and C, including within the Dodge Cove Local Area Plan as identified in Schedules 1.1 and 1.2 of this Plan, and the Oona River Local Area Plan as identified in Schedule 1.3 and 1.4 of this Plan. It should also be understood, that the Dodge Cove and Oona River LAPs are subsidiaries of the North Coast OCP. In the case of any conflict between policies in the North Coast OCP and the Dodge Cove and/or Oona River LAPs the Local Area Plans take precedence.

The objectives and policies presented in this section contain the force and effect of the OCP, the rest of the information is background info.

5.1 COMMUNITY INFRASTRUCTURE



Ensure community infrastructure is maintained and enhanced as to ensure the safety and health of Electoral Area A and C residents, including water systems, wharfs and septic systems. Figures 5.1 and 5.2 (following), show regional transportation, energy, communications and shipping infrastructure, as well as dams in Electoral Areas A and C, respectively.

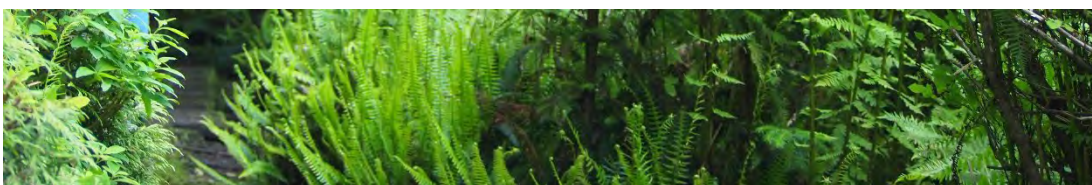
5.1.1 Objectives

1. To support the development and maintenance of community infrastructure in existing communities and new settlement areas.
2. To manage infrastructure investments in a fiscally sound and sustainable manner.
3. To ensure future development occurs in an organised manner in the appropriate areas.

5.1.2 Policies

Community infrastructure should ensure the well-being of existing communities and encourage sustainable development, and as such the following policies apply:

1. Determine the location and inventory existing community infrastructure.
2. Develop new infrastructure in a safe and sustainable way.
3. Develop an inventory of the number of existing wells and septic systems in Electoral Areas A and C, and evaluate their condition.
4. Look for opportunities to integrate climate adaption.
5. Enforce standards for on-site servicing for new development.
6. Work with existing emergency management organizations to ensure that plans and procedures are in place to adequately respond to emergencies throughout the Regional District.





North Coast Official Community Plan (Electoral Area A & C)

FIGURE 5-1 - Electoral Area A Infrastructure

- | | |
|----------------------|--------------------------|
| Electoral Area | Telus Facility |
| Incorporated Areas | BC Hydro Substation |
| First Nation Reserve | Power Lines / Cable Wire |
| Harbour or Port | Forestry Roads |
| Shipyard or Terminal | Rail |
| Airport | Highway |
| Dam | Road |
| | Ferry |

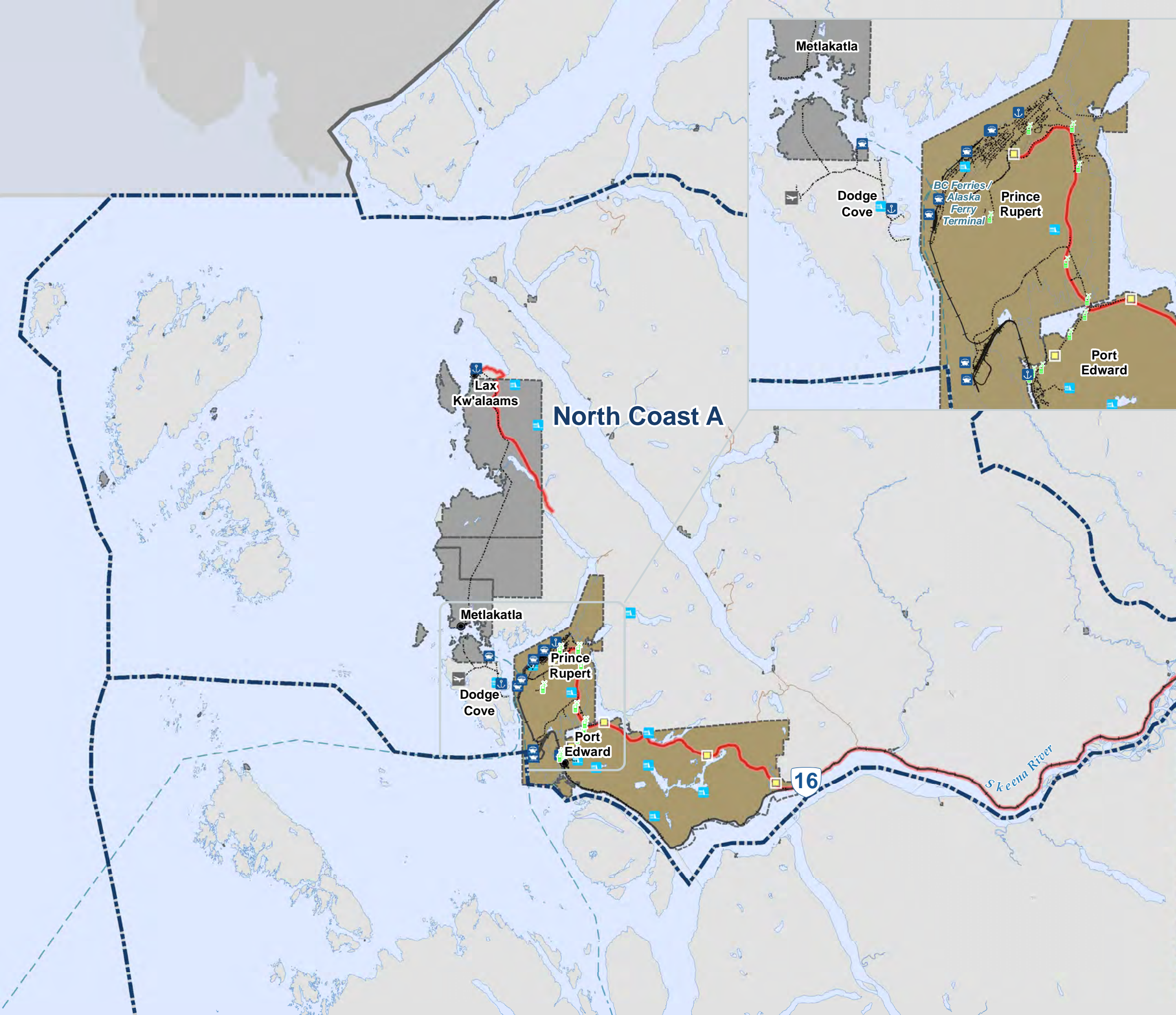
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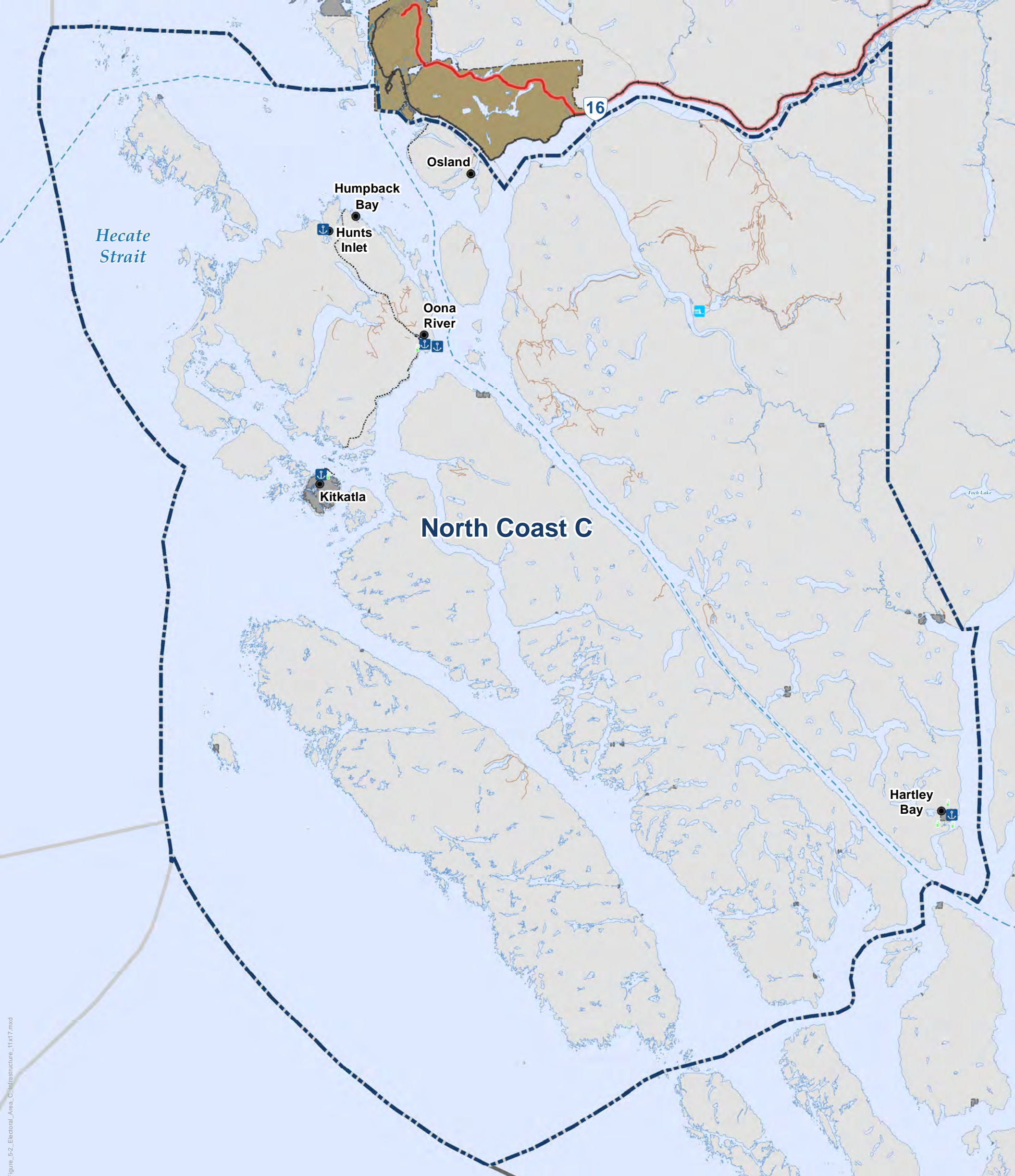
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







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North Coast Official Community Plan (Electoral Area A & C)

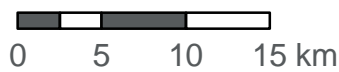
**FIGURE 5.2 - Electoral Area C
Infrastructure**

- | | | |
|--|--|---|
|  Electoral Areas |  Dam |  Rail |
|  Incorporated Areas |  Power Lines / Cable Wire |  Highway |
|  First Nation Reserves |  Forestry Roads |  Road |
|  Harbour or Port |  Ferry Route | |
|  Shipyard or Terminal | | |

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5.2 SOLID WASTE MANAGEMENT



Solid waste management represents a key consideration for Electoral Area A and C residents. Since the majority of Electoral Area A and C residents live on islands and in remote areas the disposal of waste in an efficient and cost-effective manner is difficult. The NCRD is responsible for the management of solid waste and recycling in Electoral Area communities and must work with residents to adapt this service. Refuse is either transported to Prince Rupert, brought to wharf based dumpsters, or burned by individuals in the community. However, in many small remote communities in the Regional District the removal of large items and machinery remains a major challenge.

5.2.1 Objectives

1. To minimise, as much as possible, the generation of waste and maximize options to recycle.
2. Improve waste removal services in remote areas.

5.2.2 Policies

The solid waste management supports environmental protection and community health and as such the following policies apply:

1. Evaluate the present collection system and consider alternative means of collection that will reduce costs.
2. Consider provisions for additional waste collection services based on fee for service.
3. To make recycling more convenient for remote communities by providing community designated recycling sites for a wide range of recyclable material.
4. To increase participation in waste reduction, re-use and recycling programs.
5. Encourage and promote provincial recycling initiatives, including those for beverage containers, tires, batteries, used motor oil, e-waste and paint.
6. Develop a bylaw to regulate outdoor waste storage to minimise unsightly premises that negatively impact neighbours and the community as a whole.
7. Work with the local communities to determine the feasibility of diverting reusable materials before they become waste.

5.3 CULTURE AND HERITAGE

Identify and protect important cultural and heritage resources while improving community and visitor knowledge by supporting interpretive signage and activities in the region.



5.3.1 Objectives

1. To establish a procedure for identifying heritage sites and places of cultural significance to be protected.
2. To establish standards to support the preservation and protection of heritage and culture.

5.3.2 Policies

Our heritage, culture, and language allow us to connect our past, present and future, and as such the Regional District will:

1. Ensure all known archaeological resources are protected.
2. Ensure Electoral Area A and C residents have access to heritage and cultural resources.
3. Work with First Nations to understand their existing Chance and Find procedures and areas of cultural interest.
4. Follow the Provincial Archeological Chance and Find procedure under the Heritage Conservation Act
5. Support the preservation and protection of existing heritage resources in Dodge Cove, including Hospital Island and the former Coast Guard Station.

CULTURALLY MODIFIED TREES

Most of the land base of the SQCRD is covered in lush temperate rainforest. While exploring these woods you may come upon strange looking trees that look like they are missing their bark. These are Culturally Modified Trees (CMTs).

First Nations peoples would collect the bark of cedar trees for its fibre. They would make a cut at the base of the tree and then pull up on the bark, removing a long triangular section. Harvesters were always careful not harm the tree by taking too much bark at once They could weave a range of goods, including hats, baskets from this material.



5.4 ENVIRONMENTAL MANAGEMENT



Identify and protect areas of environmental importance based on habitat sensitivity and the presence of rare and endangered species.

5.4.1 Objectives

1. To support the conservation and preservation of environmentally sensitive areas, such as the aquatic and riparian habitats of streams, lakes and wetlands.
2. To avoid, minimize and mitigate development impacts on natural habitats and resources.
3. To promote environmental awareness and understanding through community engagement and information sharing.

5.4.2 Policies

Environmental management has been identified as a priority for the region, as such the following policies have been created to facilitate sustainable development in the region.

1. Promote standards that support conservation and the responsible development and management of natural resources.
2. Protect environmentally sensitive areas, including dynamic dunes, intertidal pools, sensitive foreshore areas, streams, lakes, wetlands and rare and endangered plant and animal habitats.
3. Protect and enhance aquatic and riparian habitats by maintaining a minimum development buffer of 30 m from streams, lakes and wetlands.
4. Establish appropriate erosion and sediment measures for all development near environmentally sensitive areas.
5. Work with industry and development proponents to reduce the environmental footprint and greenhouse gas emission associated with major projects.
6. Support applications for clean energy projects in the region.
7. Establish appropriate surface water and groundwater protection guidelines.
8. Minimise the impact of natural hazards (e.g. erosion, floods, wildfires, landslides, storm surge, etc.) by identifying these hazards in existing and proposed settlement areas.

9. Prevent the release of sediment and other harmful substances to fish bearing waterbodies and sensitive habitats.
10. Establish appropriate protocols and processes for reviewing major developments and industry interests, including consultation with local communities in the Regional District.
11. Work to maintain and improve air quality in the Regional District as per the objectives and policies in Section 5.8.



5.5 ECONOMY AND WORK

To promote business investment and sustainable economic growth in the region.



5.5.1 Objectives

1. To ensure the sustainable management and use of natural resources, including forests, fish and wildlife, minerals, and water.
2. To encourage the maintenance of community infrastructure needed to sustain community well-being and facilitate future development if and when desired.

5.5.2 Policies

The community has suggested a need to balance quality economic development with environmentally responsible initiatives as to support a sustainable local economy, and as such the following policies apply:

1. Support residential, recreational, commercial, tourism, and industrial uses in Electoral Area A and C where there is demonstrated feasibility.
2. To facilitate resource processing activities where these uses will have minimal impact on residential uses.
3. Create an inventory of Sand and Gravel deposits to support the sustainable management of this resource throughout the region.
4. Ensure land use allows landowners to take advantage of new economic opportunities and do not limit the use of their land for small-scale economic activities.
5. Pursue opportunities to partner with other governments and external agencies to enhance the quality of life for residents of the region.



5.6 TRANSPORTATION



To develop an effective, efficient and affordable transportation network, inclusive of active transportation options, to connect Electoral Area communities with neighbouring communities and Prince Rupert. Figures 5.1 and 5.2 (under Section 5.1), show regional transportation and shipping infrastructure in Electoral Areas A and C, respectively.

5.6.1 Objectives

1. To ensure Area Residents have access to safe and affordable transportation options.
2. Support the development and maintenance of transportation infrastructure, notably harbours and wharf.
3. Support the development and maintenance of active transportation infrastructure.

5.6.2 Policies

Affordable transportation options and adequate services contribute to a safe and mobile community, and as such, the following policies apply:

1. Develop transportation infrastructure based on land use and community vision.
2. Evaluate future requirements for potential harbour upgrades, including dredging, repairs, and maintenance of wharfs.

DE HAVILLAND CANADA DHC-2 BEAVER

The Beaver is perhaps one of the most iconic and important aircraft in Canada. Introduced in 1948, Beavers are world renowned as durable and reliable bush planes. These planes have been integral for transporting people and goods to remote corners of the country that have no other water or land access. Without these aircraft, survival in many far reaching communities would be very difficult. Although production of these aircraft stopped in 1968, there are hundreds still in operation. On the North Coast of British Columbia, these planes still regularly service communities like Oona River and Kitkatla and will likely continue to do so for the foreseeable future.



5.7 PARKS AND RECREATION

To establish land to be protected and maintained as parkland and encourage recreational programming which contributes to increasing the quality of life for residents of Electoral Area A and C. Figures 5.3 and 5.4 (following), show protected areas in Electoral Areas A and C, respectively. The NCRD will support future parks and recreation development that proceeds in conjunction with full consultation of local First Nations. The NCRD will encourage and collaborate with First Nations, municipal and community groups who wish to establish new recreation facilities in the NCRD.



5.7.1 Objectives

1. To identify and protect areas suitable for parks and recreation in Electoral Areas A and C.
2. To encourage the development of infrastructure that supports outdoor recreational activities.
3. To encourage the safe and healthy development of curiosity and exploration for children and families in the community.

5.7.2 Policies

The provision of recreational space and parkland supports community health and wellness, economic development and tourism, and as such the following policies apply:

1. Support the establishment of parks that protect important environmental areas and allows natural areas to be used for recreational and cultural purposes.
2. Support trail development and facilities for outdoor recreation and educational activities (e.g. hiking, fishing, hunting).
3. Promote access to natural areas, cultural resources and recreational amenities.
4. Promote access to beaches, marine protected areas, and the waterfront.
5. Develop facilities and services that promote the region as a destination for outdoor adventure and recreation.





North Coast Official Community Plan (Electoral Area A & C)

FIGURE 5.3 - Electoral Area A Protected Areas

- Electoral Area A
- Incorporated Areas
- First Nation Reserves
- Provincial Parks
- Protected Areas
- Agricultural Land Reserve
- Marine Protection Zones

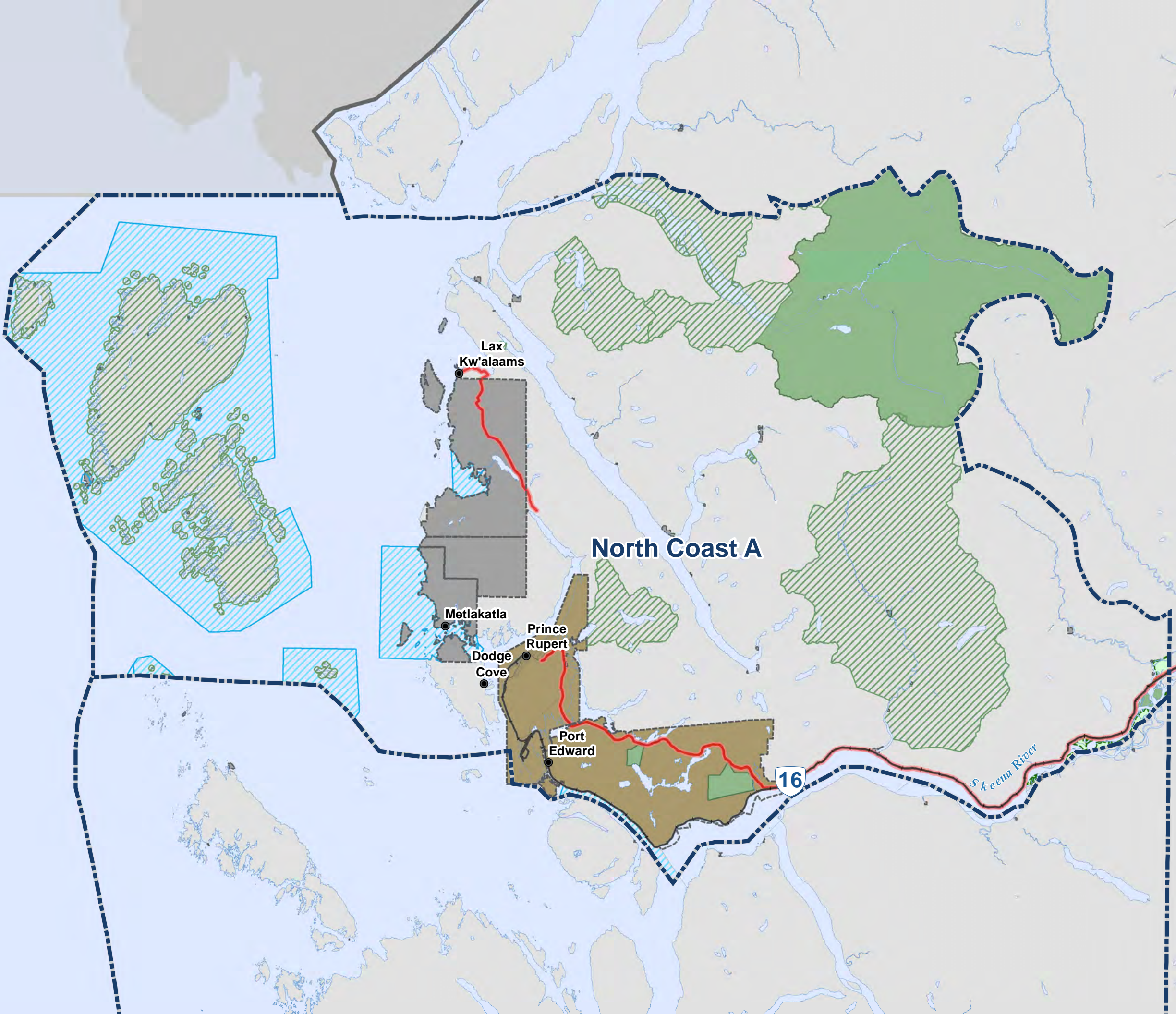
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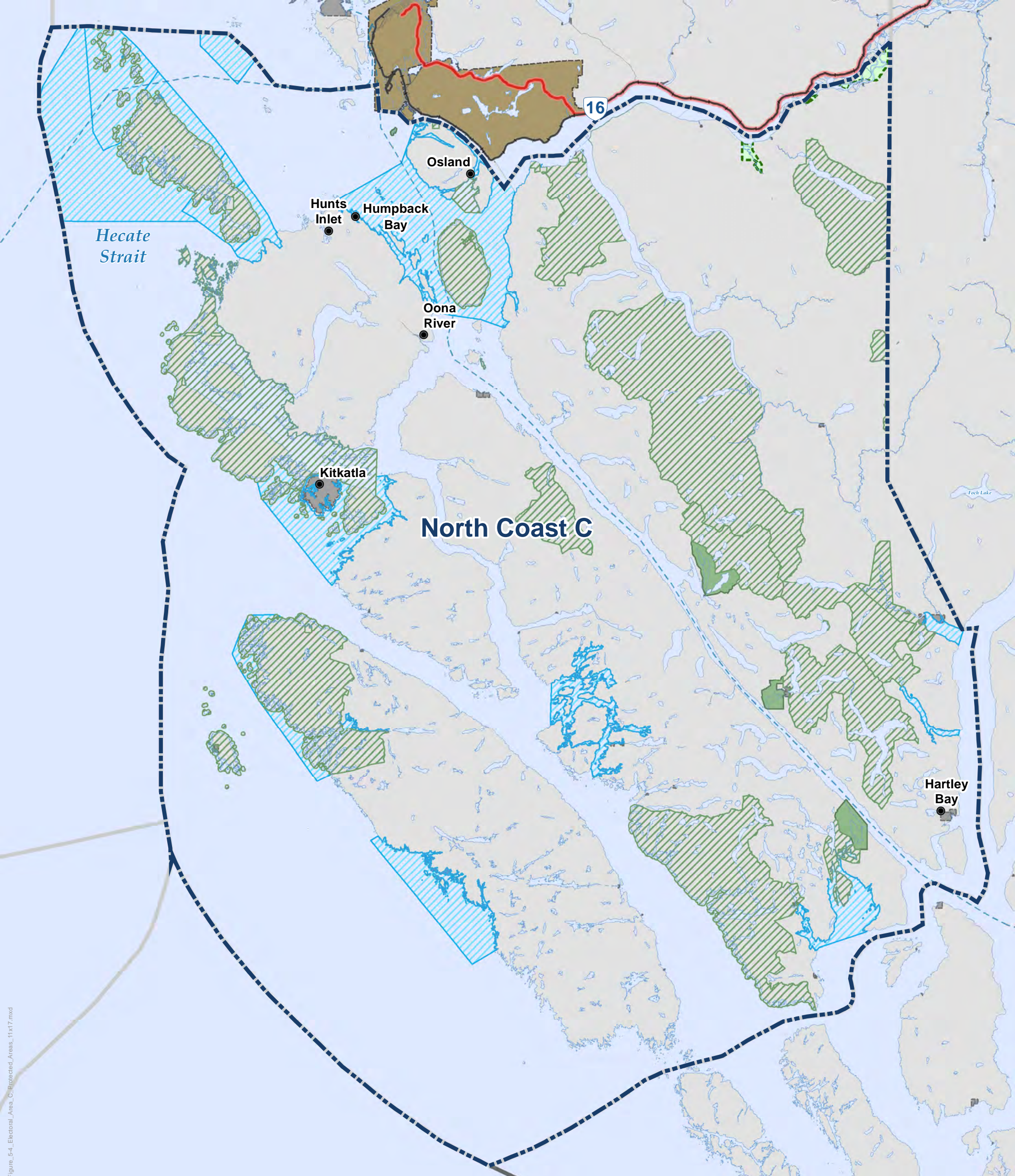
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**North Coast
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(Electoral Area A & C)**

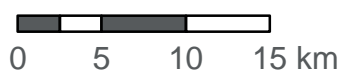
**FIGURE 5.4 - Electoral Area C
Protected Areas**

-  Electoral Areas
-  Incorporated
-  First Nation Reserves
-  Provincial Parks
-  Protected Areas
-  Agricultural Land Reserve
-  Marine Protection Zones

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5.8 GREENHOUSE GAS REDUCTION



Greenhouse gases refer to any or all of carbon dioxide, methane, nitrous oxide, hydro fluorocarbons, perfluorocarbons, sulphur hexafluoride and any other substance prescribed by regulation. Globally, the impacts of climate change will be significant, and are already evident in some areas. Locally, the potential impacts and vulnerabilities are less well documented; however they are a growing concern.

As one of 182 local governments that are signatory to the B.C. Climate Action Charter, the NCRD is committed to reducing Greenhouse Gases (GHGs) and has agreed to take actions to achieve certain goals. In order to address growing concerns regarding climate change, B.C.'s Local Government Act was amended in 2008 to require all Community Plans and OCPs to set targets for the reduction of greenhouse gases, as well as policies and actions to achieve the targets in accordance with Provincial Bills 44, 27, and the Climate Action Charter.

5.8.1 Objectives

1. Understand the likely impacts and vulnerabilities of regional climate change within Electoral Areas A and C.
2. Reduce greenhouse gas emissions measurably within Electoral Areas A and C.
3. Achieve carbon neutral local government operations by 2021.
4. Promote and provide community outreach and education related to Climate Change and reduction of Greenhouse Gas Emissions.

5.8.2 Policies

The Regional Board will:

1. Work towards the target of reducing GHG emissions by 20% below 2007 levels by 2030.
2. Work towards a corporate GHG reduction strategy to achieve carbon neutral operations by 2021.
3. Work with other agencies, stakeholders and the community to achieve emission reduction targets and energy conservation goals by encouraging:
 - a) The construction of energy efficient buildings,
 - b) Improvements to the energy efficiency of existing buildings,

- c) The increased use of alternative energies,
- d) Energy efficient developments,
- e) Reduction and diversion of waste from landfills,
- f) The protection and restoration of natural areas and forest ecosystems, and
- g) The protection of riparian areas and sensitive habitats.



5.9 SAND AND GRAVEL DEPOSITS

There are numerous sand and gravel sources dispersed throughout the study area; most of which are generally located in remote areas and inaccessible.



The Regional District has only limited influence on the management of mineral and aggregate resource extraction, as decisions related to such uses are generally beyond the jurisdiction of the Regional Board. The objectives and policies of this section remain broad in nature and are designed to offer guidance to senior governments in their decision making process. **Figures 5.5 and 5.6** illustrate potential aggregate areas within the Plan Area (i.e., where aggregate resources are located, not that they should be extracted wherever they are located).

5.9.1 Objectives

1. Protect sand and gravel aggregate supplies for anticipated future needs.
2. Minimize conflicts between sand and gravel processing operations and adjacent land uses.
3. Direct gravel extraction proposals toward sites that have no adverse environmental impact or where the impact can be adequately mitigated.

5.9.2 Policies

The Regional Board will:

1. Encourage the Province to continue referrals of mineral exploration proposals to the Regional District for comment and due consideration of the impact of resource extraction activities on surrounding land uses and development.
2. Support the use of designated Resource Areas for sand and gravel extraction, where the uses will not cause a significant visual, or environmental impact.
3. Consider rezoning applications for the processing of aggregate resources based on any or all of the following criteria:
 - o extent of visual screening, and other mitigation works proposed,
 - o type of processing proposed,
 - o prevailing wind direction, and the potential for noise and dust,
 - o compatibility with adjacent land uses,

- environmental sensitivity of the site, and lands adjacent to potential aggregate resource processing site,
 - accessibility, and
 - characteristics of aggregate deposits and impacts on groundwater resources.
4. Encourage the Province not to issue new surface leases and permits for mineral processing within 1,000 metres of designated residential areas unless effective mitigation measures can be implemented to significantly reduce or nullify the effects of the proposed activity.





North Coast Official Community Plan (Electoral Area A & C)

FIGURE 5.5 - Electoral Area A Sand and Aggregate Deposits

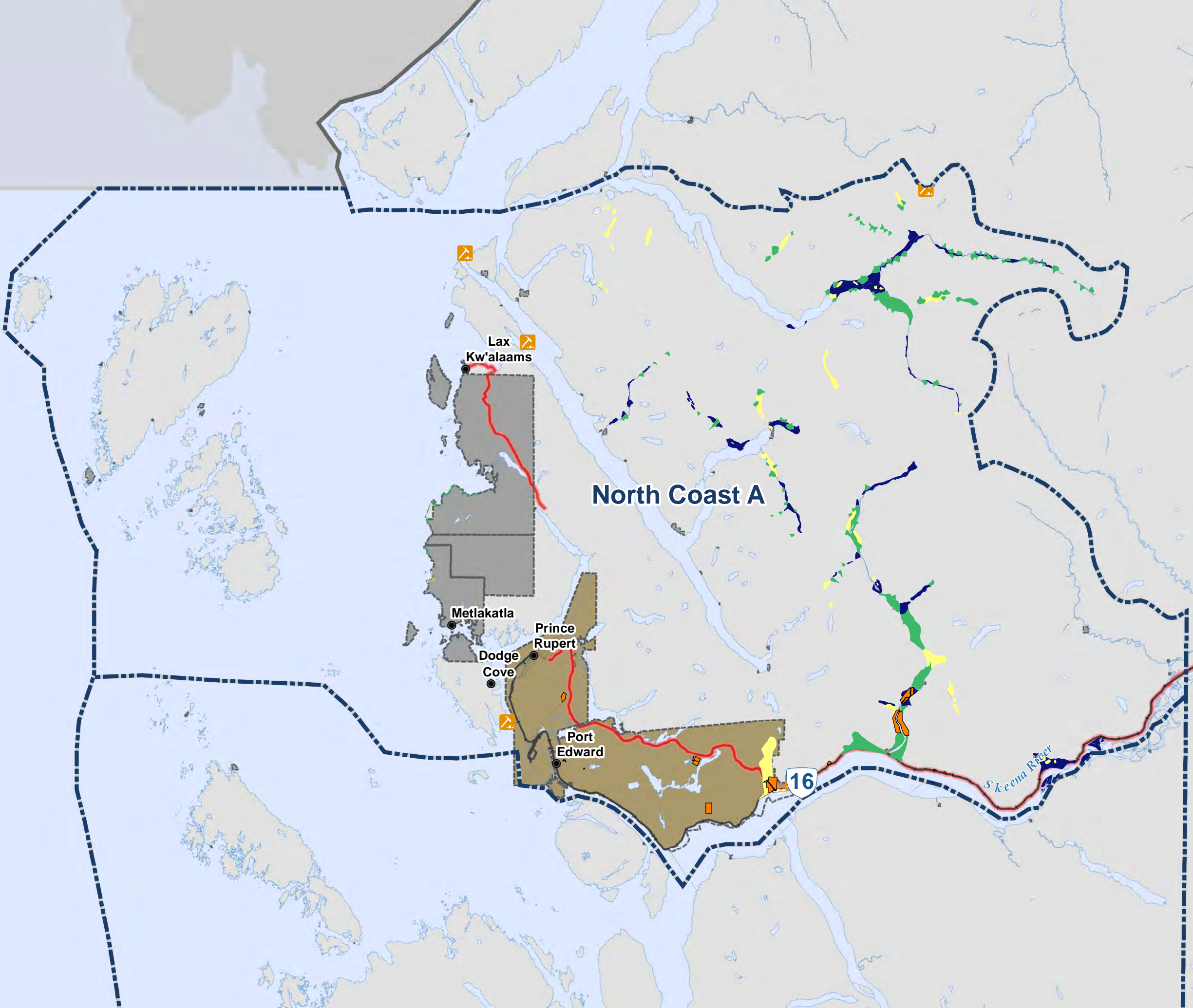
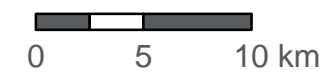
- Electoral Area A
- Incorporated Areas
- First Nation Reserves
- Building Stone Mine
- Sand and Gravel Tenures
- High Aggregate Potential
- Moderate Aggregate Potential
- Low Aggregate Potential

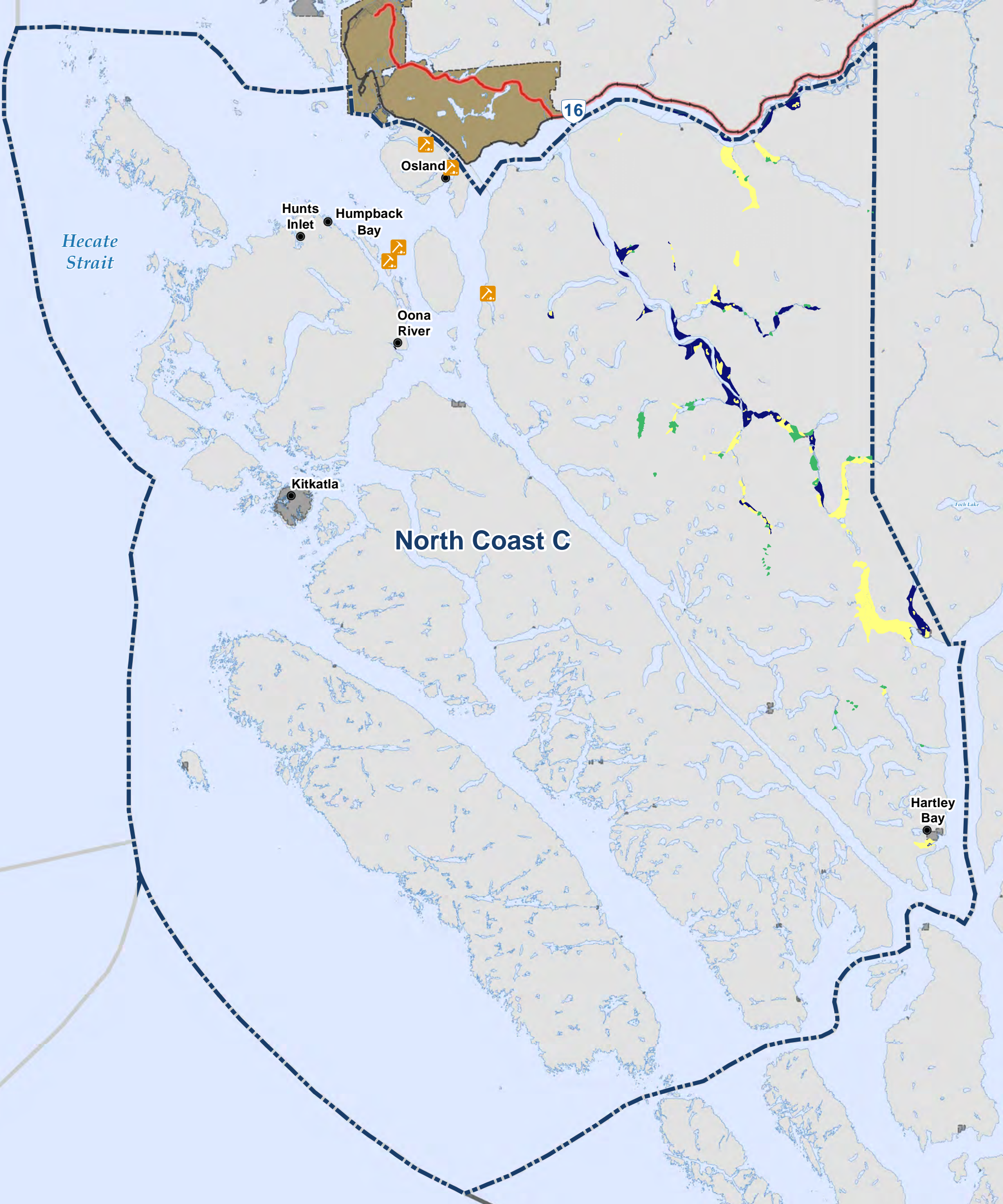
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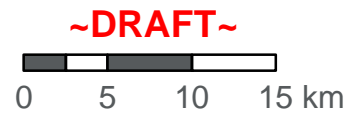
**North Coast
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(Electoral Area A & C)**

**FIGURE 5.6 - Electoral Area C
Sand and Aggregate Deposits**

-  Electoral
-  Incorporated
-  First Nation Reserves
-  Building Stone Mine
-  Sand and Gravel Tenures
-  High Aggregate
-  Moderate Aggregate
-  Low Aggregate

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6.0 IMPLEMENTATION

The North Coast OCP sets out statements on the broad objectives, policies and directions for the Plan area, but provides limited options for implementing its policies. The NCRD has other tools and methods available for implementing OCP policy directions. The purpose of this section is to set out specific steps the NCRD should take to implement the North Coast OCP. Some of the steps include refining the Plan; updating existing NCRD bylaws; creating new bylaws, conducting studies to obtain more information and direction; and working closely with other jurisdictions and government agencies. Some of the specific steps are set out in the subsections below.

6.1 MONITORING AND EVALUATION

6.1.1 Refinements

The NCRD will make future refinements to the North Coast OCP as it is necessary to do so. Small refinements Potential refinements may include but are not limited to the following:

- 1 Coordination with changes to Provincial legislation (e.g. Local Government Act, Community Charter, Great Bear Rainforest Order, etc.)
- 2 Coordination with new or revised Provincial plans and policies that relate to land use and community issues within Electoral Areas A and C.
- 3 Changes to the known geographic extent of Environmentally Sensitive Areas, as determined through the review of plans, reports and applications submitted by project proponents to the NCRD.
- 4 Minor text changes, revisions and figure updates that do not affect the overall policies and goals of the plan.

6.1.2 OCP Amendments

An OCP is not a static document. Rather, it is intended to be adaptable to new trends within society and responsive to changing circumstances within the community. As such, following careful consideration by the NCRD Regional Board, policies and land use designations in this OCP may be revised by an amending bylaw under provisions outlined within the Local Government Act.

When an application for amendments is received, the application is circulated to other key departments and external agencies for review. Subsequent to this, there is also a legislated requirement to hold a public hearing for the proposed amendments, which is open to all stakeholders and the public. Notice is provided outlined in the North Coast Regional District's Development Approval Procedures and Fees Bylaw No. 549.

A comprehensive review of the OCP should occur every five to ten years, with public open houses being held to review all major development proposals prior to the formal public hearing process.

6.1.3 Development Review & Procedures & Guidelines

Under Section Part 14, Division 6 of the Local Government Act, the Regional District may require applicants for OCP amendments, development permits or temporary use permits to provide development approval information.

The Regional District will require development information in order to approve a Development Permit application in areas covered by this plan (development approval information areas). The NCRD has adopted Bylaw 549, 2013 which outlines the Regional District's development approval procedures and fees.

The objective in designating the Plan Area as a development approval information area is to enable the Regional District to gain a sound understanding of the anticipated impact of the proposed activity or development on the community and to make a well informed decision regarding such applications.

Conditions in this section will be used to evaluate all proposed amendments to the OCP for permitting development.

Potential OCP amendments for any proposed development will be evaluated on the following basis:

- 1 The impact of the proposed development causes unacceptable impacts to the community or environment;
- 2 The impact of the proposed development negatively affects the quality of life of NCRD residents;
- 3 The level of integration with the overall patterns of development in existing NCRD settlements;

- 4 Any implications for Regional District finance or assets;
- 5 Whether or not the development meets the applicable criteria established in the OCP Policies and/or Land Use Regulations;
- 6 Whether or not the uses proposed are compatible with the permitted uses of adjacent parcels;
- 7 The impact of the proposed development on public facilities such as parks, trails, public spaces, and/or other community amenities;
- 8 The impact of the proposed development on groundwater quantity and quality, surface water generated by the proposed development, and the options for collection, storage, and dispersal of such drainage;
- 9 The impact of the proposed development on community watersheds;
- 10 The impact of the proposed development on the natural environment such as adjacent aquatic areas, vegetation, soils and erosion, geotechnical characteristics, topographical features, ecosystems and biological diversity, fish and wildlife, fish and wildlife habitat, environmentally sensitive features, and rare or endangered plant or animal species;
- 11 The ability of the proposed development to provide on-site water and septic disposal or to connect to community services, if available;
- 12 The impact of the proposed development on public infrastructure and community services such as water supply, fire protection systems, and recycling;
- 13 The aesthetic values of the proposed development, such as integration with the natural environment, lighting, noise, and odour; and,
- 14 The archaeological impact of a proposed development in areas identified to have high archaeological potential.

In addition to other evaluation requirements, proposals for industrial development; other major projects, such port expansions; development in special study areas; and transportation (PRACA) will be evaluated in terms of:

- the project not negatively affecting surrounding areas by generating excessive noise or odours;
- the project maintaining a high quality and appearance;
- the project avoiding uses or development patterns that detract from the overall quality of communities in the Regional District.

All evaluations required by this section are deemed to be advisory, for the purpose of providing staff and the Regional Board with the information needed to evaluate proposed OCP amendments. While a project may satisfy all of the evaluation criteria as described above, these are guidelines and the Regional District is not bound to make a decision (favorable or unfavorable) on the basis of those guidelines.

6.1.4 Justification

The development of lands may have implications with respect to the achievement of the objectives of the North Coast OCP. It is important that the Regional District Board, staff and members of the local community have sufficient information to form a well-considered opinion about the appropriateness of any proposed future development, its degree of compliance with the OCP and whether any conditions should be placed on the development. The requirement to provide Development Approval Information is intended to provide such information.

6.1.5 Legislated Requirements

In accordance with the requirements of the Local Government Act, this OCP includes statements and map designations for the area covered by the Plan respecting the following:

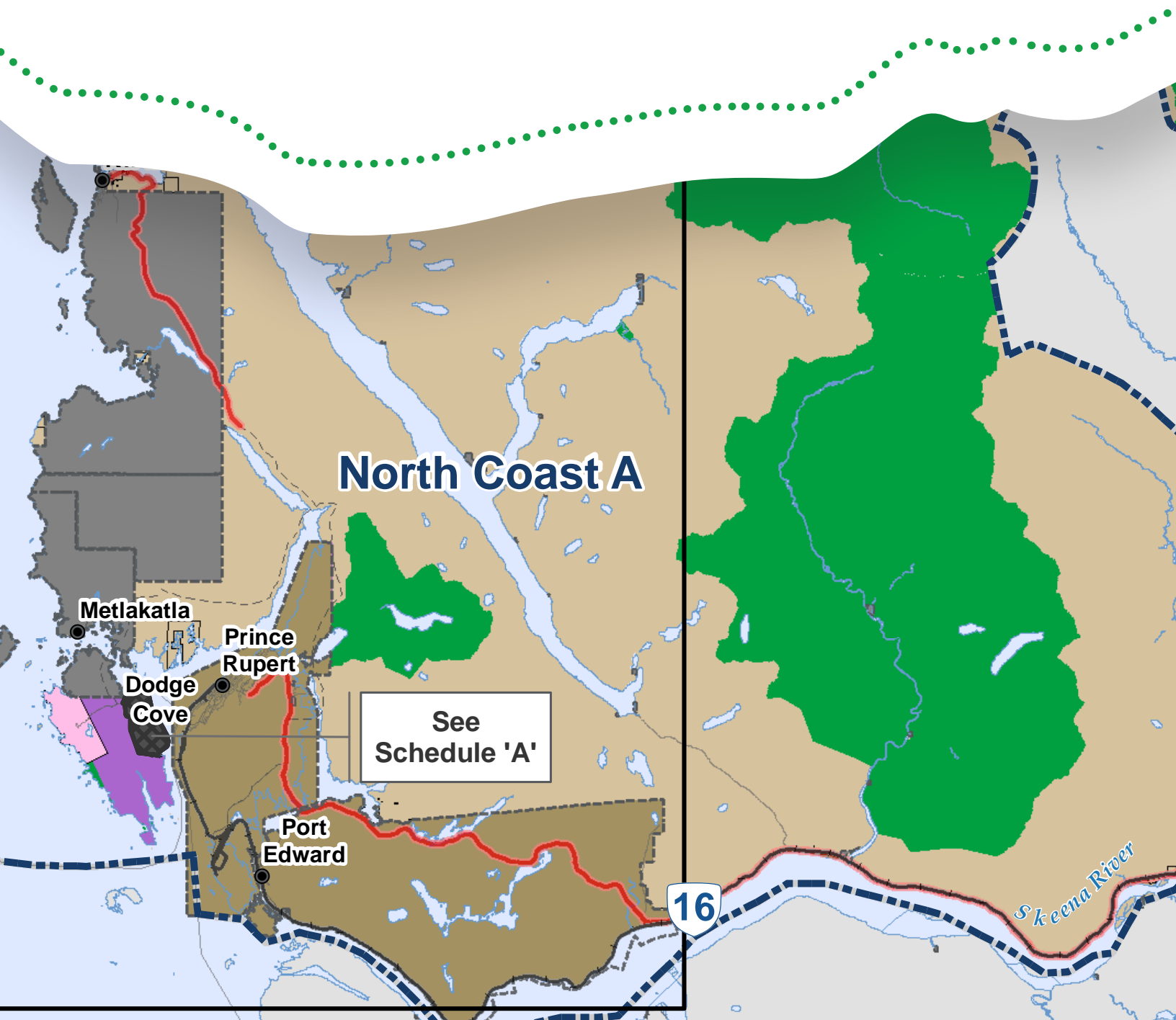
- 1 the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least five years;
- 2 the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational, resource extraction, and public utility land uses;
- 3 the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;
- 4 restrictions on the use of land that is subject to hazardous conditions or that are environmentally sensitive to development;
- 5 the approximate location and phasing of any major road, sewer and water systems;
- 6 the approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites;
- 7 housing policies respecting affordable housing, rental housing and special needs housing; and

- 8 Targets for the reduction of greenhouse gas emissions in the area covered by the plan and policies and actions of the local government proposed on achieving those targets.



Schedule 1.1 - 1.4: Land Use Maps

North Coast Regional District



North Coast A

Metlakatla

Prince
Rupert

Dodge
Cove

See
Schedule 'A'

Port
Edward












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Skeena River



North Coast Official Community Plan (Electoral Area A & C)

SCHEDULE '1.1' - Electoral Area A Land Use

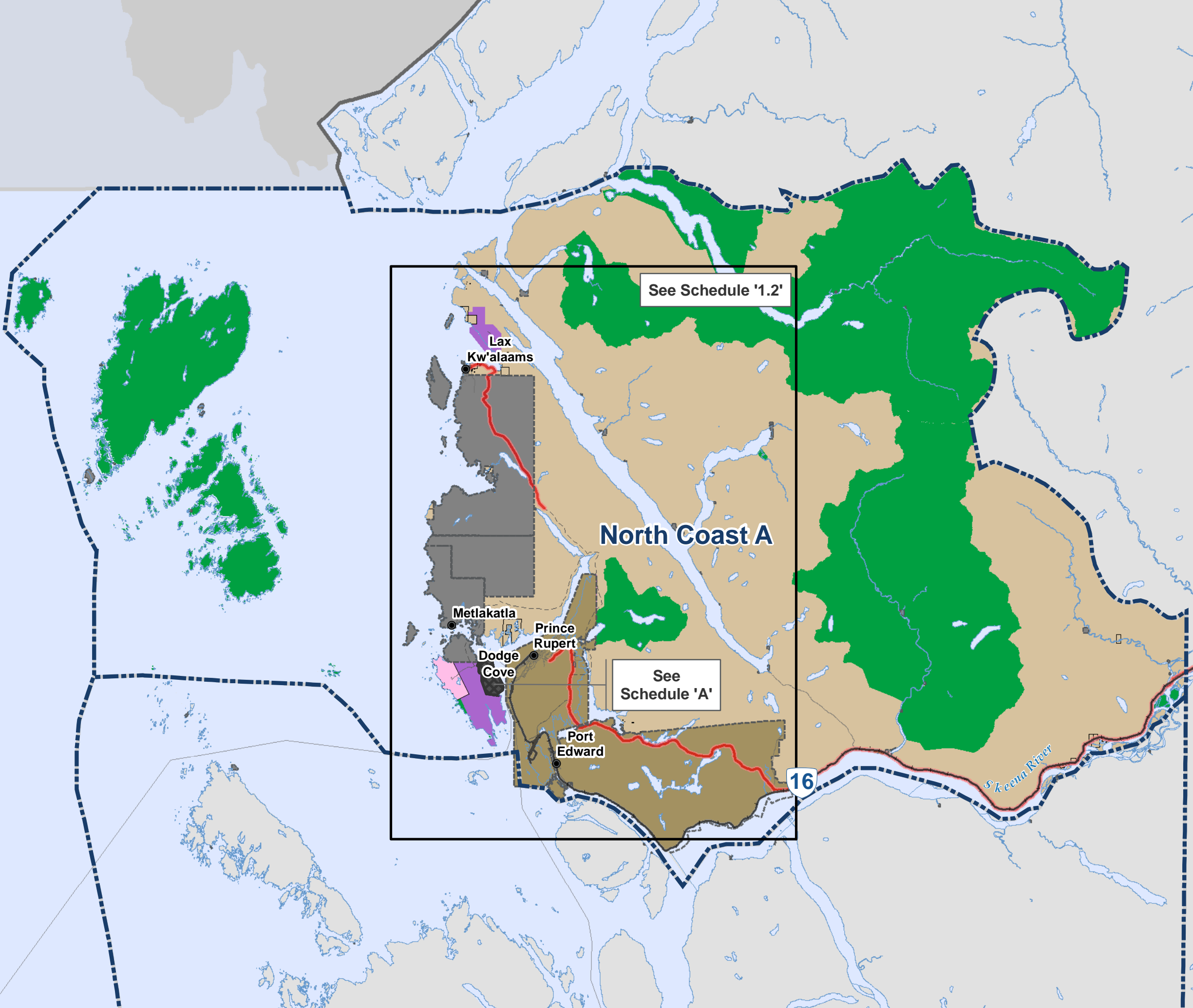
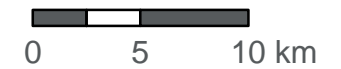
-  Electoral Area A
-  Incorporated Areas
-  First Nation Reserves
-  Rural Residential
-  Environmental Protection
-  Rural Resource Development
-  Industrial Special Study Area
-  Prince Rupert Airport Authority
-  Private Parcels
-  See Schedule 'A' - Dodge Cove Land Use
-  Proposed Roads

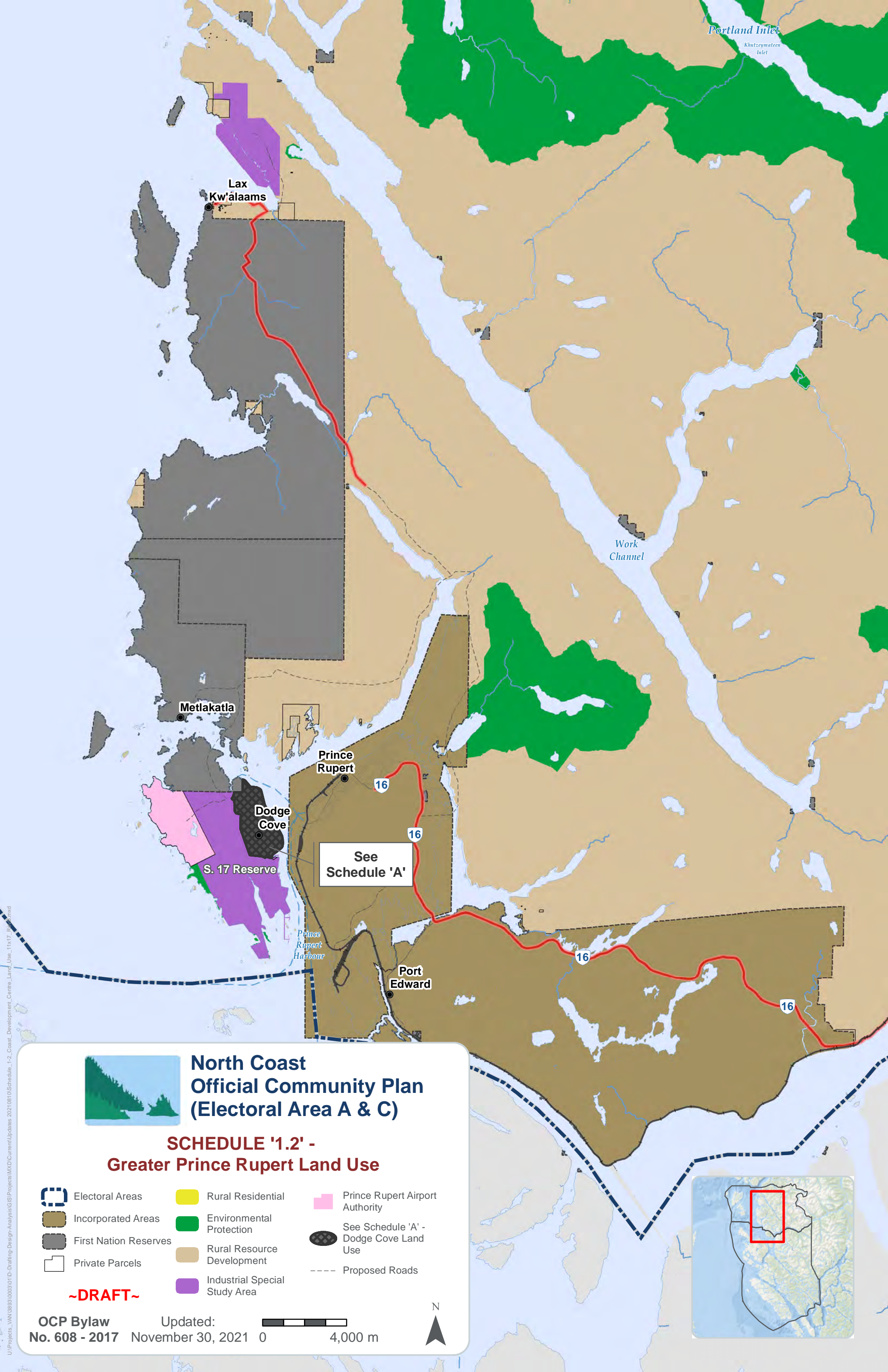
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August 11, 2021



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North Coast Official Community Plan (Electoral Area A & C)

SCHEDULE '1.2' - Greater Prince Rupert Land Use

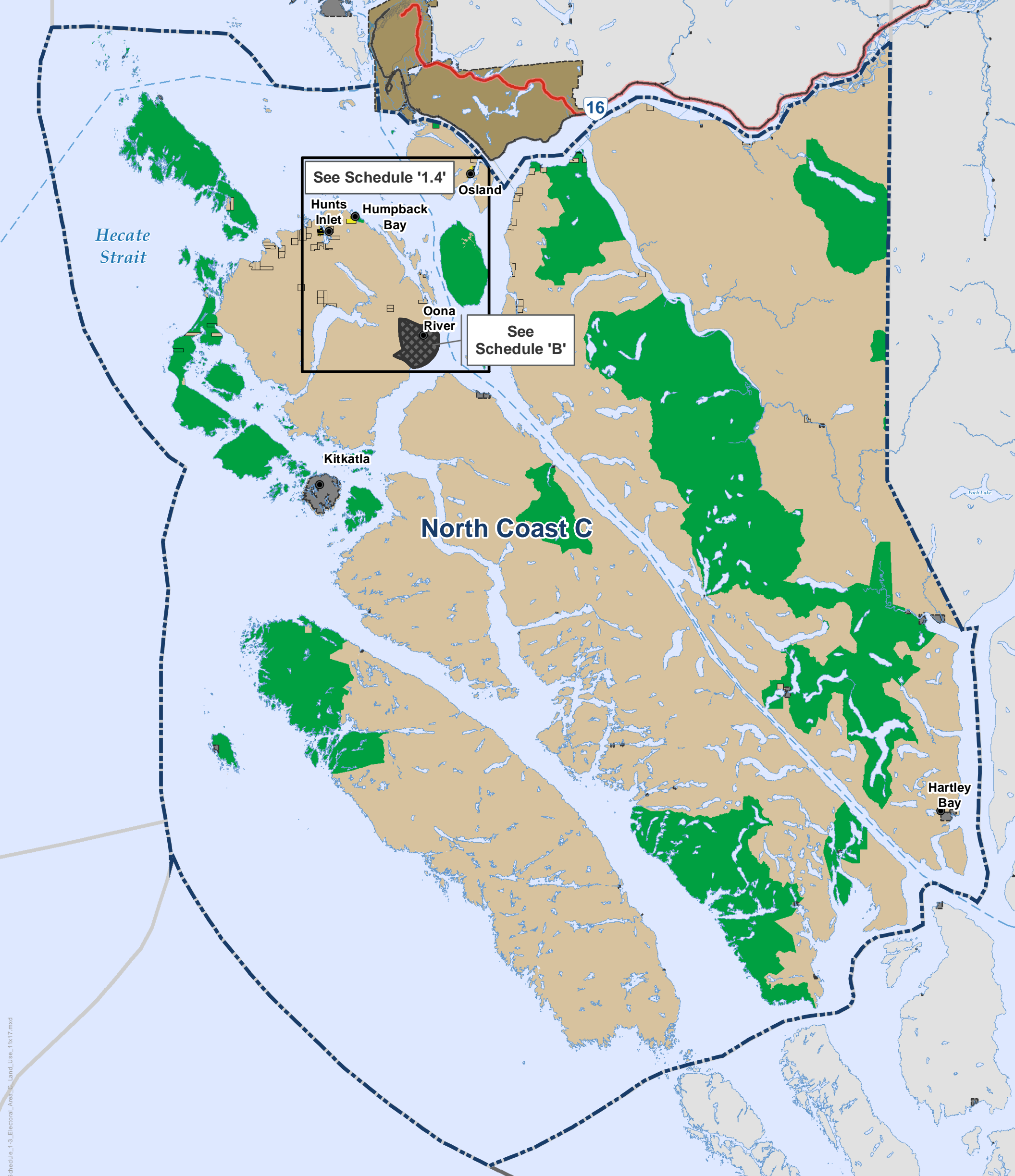
- | | | |
|-----------------------|-------------------------------|--|
| Electoral Areas | Rural Residential | Prince Rupert Airport Authority |
| Incorporated Areas | Environmental Protection | See Schedule 'A' - Dodge Cove Land Use |
| First Nation Reserves | Rural Resource Development | Proposed Roads |
| Private Parcels | Industrial Special Study Area | |

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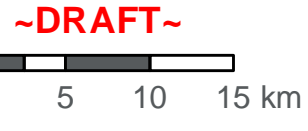




North Coast Official Community Plan (Electoral Area A & C)

SCHEDULE '1.3' - Electoral Area C Land Use

- Electoral Areas
- Incorporated Areas
- First Nation Reserves
- Private Parcels
- See Schedule 'B' - Oona River Land Use
- Rural Residential
- Environmental Protection
- Rural Resource Development
- Industrial Special Study Area
- Ferry Route

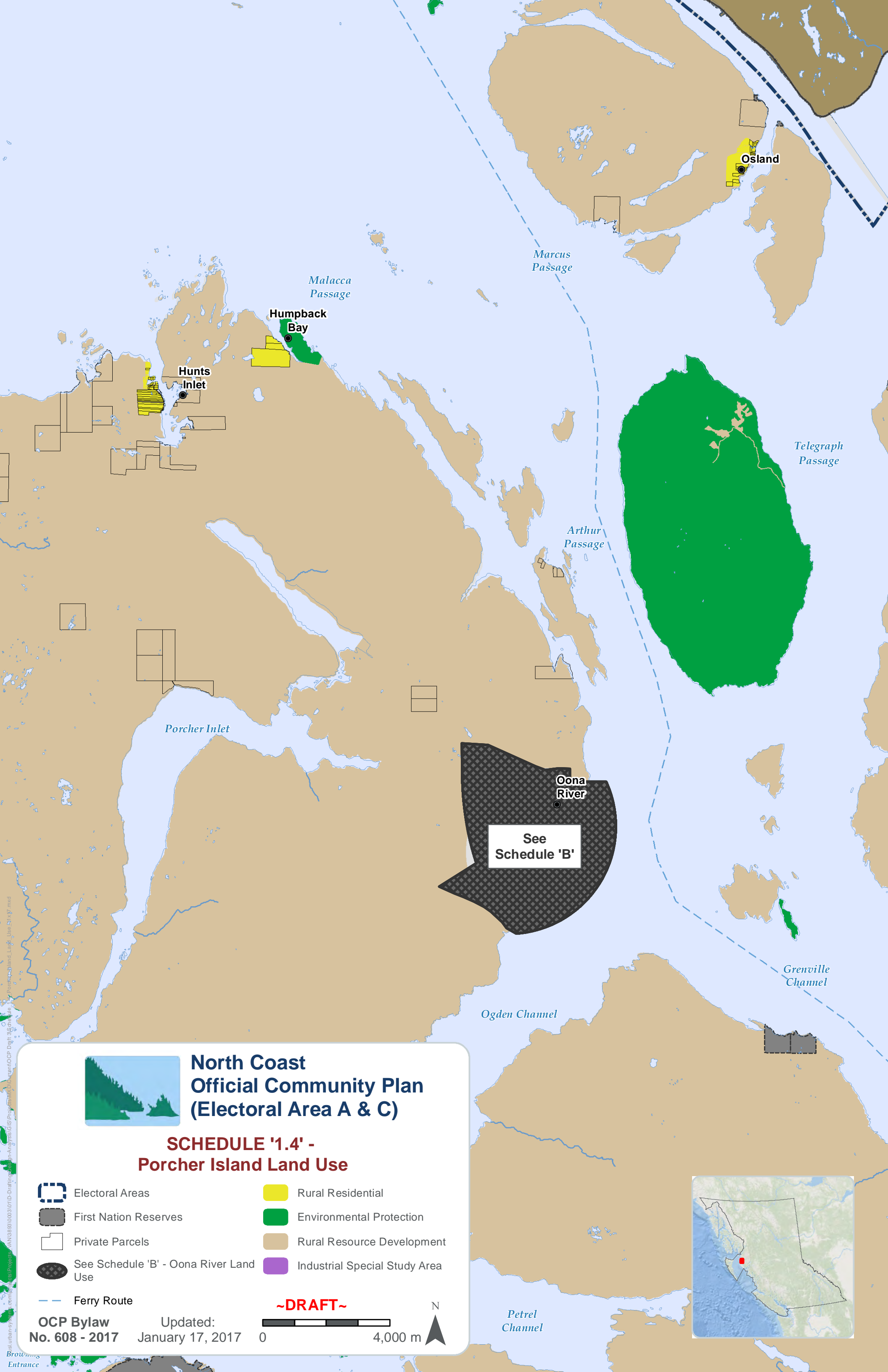


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Updated:
January 17, 2017



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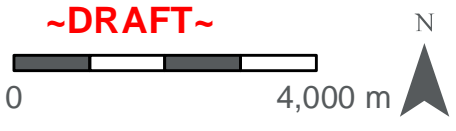
North Coast Official Community Plan (Electoral Area A & C)

SCHEDULE '1.4' - Porcher Island Land Use

-  Electoral Areas
-  First Nation Reserves
-  Private Parcels
-  See Schedule 'B' - Oona River Land Use
-  Ferry Route
-  Rural Residential
-  Environmental Protection
-  Rural Resource Development
-  Industrial Special Study Area

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January 17, 2017





Dodge Cove: Local Area Plan

North Coast Regional District





December 2021

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SCHEDULES

SCHEDULE A: DODGE COVE LAND USE MAP

1.0 DODGE COVE LOCAL AREA PLAN

1.1 HISTORY OF DODGE COVE

Dodge Cove is a tightly knit community located on the eastern side of Digby Island near Prince Rupert, B.C. Digby Island and the surrounding Prince Rupert Harbour has been inhabited by Coast Tsimshian people for over 9,000 years as evidenced by numerous recorded archaeological and traditional village sites in and around Dodge Cove. During the post-contact period, Dodge Cove was settled by Norwegian fisherman, and named after George Dodge, who surveyed the Prince Rupert Harbour in the early 1900's.

Early settlers of Dodge Cove included Norwegian fishermen who began one of the first commercial ocean fisheries in the area. Many residents lease foreshore property and have traditionally made a living from ocean-based businesses that range from tourism activities to commercial fishing to boat building.

Dodge Cove was home to an impressive boat building operation until 1981. The Wahl Boatyard was the most prominent manufacturer of commercial fishing boats in the Area.



Community members renamed the local lake “Wahl Lake” as an homage to their industrious past. Today, many of the ship building and fishing jobs have left, however, the community still greatly identifies with its maritime heritage and its livelihood is still closely tied to the water.

In 1912 a quarantine hospital was built on Dodge Island by the Department of Immigration to treat new settlers anticipated to arrive with the completion of the Grand Trunk Railway. The hospital only ever saw five patients in total and was subsequently closed. The ruins of the hospital and the doctor’s house on Elizabeth Point are now important recreation spots for residents as well as visitors from Prince Rupert. Dodge Island is now known as “Hospital Island.”

A small schoolhouse operated in Dodge Cove until 1971. Today, children from the community attend school in Prince Rupert and commute daily via water taxis or personal boats. The schoolhouse has since been converted into a community hall and is well used and maintained as a public gathering space.

Dodge Cove today is the picturesque home to a group of highly engaged residents who are passionate about their community. The community does face challenges, in attracting new residents and providing opportunities for employment, but Dodge Cove remains resilient. In recent years the prospect of a major LNG facility being located adjacent to the community has placed an enormous amount of pressure on Dodge Cove, and the lifestyle community members have enjoyed for more than 100 years.

SCHOOL HOUSE

The school house at Dodge Cove is an important social hub for the community. Although the building saw its last formal class in 1971, it has stayed relevant and has been in continuous use since its closure as a school.

The Recreation Society of Dodge Cove purchased the building from the province for the grand sum of \$1.00 in 1989, and now the building functions as a community hall, administration, coffee house, art gallery and movie theatre. The adjacent playground and field are also important amenities that add to the life surrounding this community hub. The Dodge Cove Community Centre is one building that personifies what it means to live in Dodge Cove in its shared upkeep and friendly atmosphere.



1.2 EXISTING DEVELOPMENT

Existing development in Dodge Cove and Crippen Cove is primarily single-detached residential development. In the community of Dodge Cove, there are also some light home-based industrial uses and community buildings. There are also some lands held by the federal government including a decommissioned Coast Guard Station in Casey Cove and the CBC tower and dock.



Dodge Cove also benefits from having a community road/boardwalk for pedestrian and small vehicle use and a community dock. The dock houses fishing and other work vessels as well as smaller boats use for community recreation and beach combing. The community dock represents a vital transportation connection to Prince Rupert and the mainland.

The Dodge Cove Improvement District was registered in 1989 to facilitate the creation of a community water system. The water system consists of a dam and reservoir that draws water from the natural watershed behind the community, and a watermain system connects to each house and the firefighting stations located in the community. Although homes in Dodge Cove are connected to a community water system, sewage disposal is an individual responsibility and is most commonly provided by way of private septic systems. Water quality is an ongoing concern for the community, as Dodge Cove is on one of the longest boil water advisory orders in the Province. Although there are no cars in Dodge Cove, there is a road that is maintained by the Ministry of Transportation. The road is narrow and is mainly used by pedestrians, bicycles, golf carts, ATVs and wheelbarrows.

Houses are all serviced by telephone and electrical utilities. Power and phone lines were extended from Kaien Island to service the airport and service to the community is provided by a branch line.

The built environment of Dodge Cove mainly consists of single family houses, although there are a few public and industrial structures as well. Public buildings include the old school house which now serves as a community centre. There is also a public wharf that is integral to community life as it serves as a meeting place, transportation hub and point of service. Industrial buildings mainly sit on foreshore leases that are maintained by homeowners. Some of these buildings have fallen into disuse but stand as reminders of the community's industrial past.

Finally, Dodge Cove and Crippen Cove benefit from a local trail network and several recreation areas, which are primarily maintained by the community.

1.3 DEMOGRAPHIC PROFILE

According to the 2011 census, Skeena-Queen Charlotte Regional District Electoral Area A had a permanent population of 29 people. There was a total of 32 private dwellings. Since 2006, Electoral Area has seen a population decrease by 44.2% or 23 people. It should be noted that the region experiences seasonal population fluctuations as many residences are part-time or seasonal, with many more residents in the region during summer months.

Part of the previous Dodge Cove OCP process in 1989 was to collect demographic information of residents via a questionnaire that was circulated to all households. The questionnaire was able to obtain useful information regarding the types of employment, age breakdown amongst community members. The questionnaire found that there were 58 adult residents between the ages of 19 and 64 and that the largest sector of employment was home based businesses, with many working in Prince Rupert.

A detailed household demographic questionnaire was not part of the scope of this project. However, the community did self-report on the numbers of full and part-time residents. The population of Dodge Cove fluctuates seasonally, and there are a number of part time home owners that use the community on weekends or during the summer. Current counts by the community point to 35 full-time residents and 20 part time residents. This puts the population at 55 people at its largest. This most recent count indicates that the population of the community has somewhat declined and transitioned since the last household questionnaire.

1.4 COMMUNITY CHARACTER STATEMENT

Dodge Cove is home to a proud and supportive community, with a strong sense of community service. The trails, boulevards, community centre and water system are all run by volunteers. Without the strong community spirit and the commitment to volunteerism, Dodge Cove would not function the same way.

People who live in Dodge Cove choose to do so for the connection and trust they feel with their community members as well as with nature itself. The community is very family oriented, and residents love it for its safe and free setting. Residents also herald Dodge Cove as an ideal place for raising children. The tight-knit community and connection with nature foster a safe place where children can grow and be curious in a safe environment.

Although most people in Dodge Cove are full-time residents, a number of community members are present on a part-time basis. Some people enjoy living in the community for

the summer months or on weekends. Many of the permanent residents are retiring, or ageing and the community is now going through a natural period of population decline. In the future, Dodge Cove hopes to attract young families once again to ensure future community vibrancy.

Overall, Dodge Cove is characterised by its commitment to sustainability, self-reliance and community spirit.



1.5 PREVIOUS DODGE COVE PLAN

In 1989 the Dodge Cove Improvement District initiated the process with the NCRD to create an Official Community Plan. The Ferry plan was initiated by proposals to move the Prince Rupert Airport closer to Dodge Cove. The plans would have moved airport traffic closer to the community and may have had significant impacts on the quality of life in Dodge Cove.

The community's first OCP was originally adopted in 1990 and was last amended in 1997. The plan included land use configuration options to accommodate three different scenarios where the new ferry might come into the community. In the end, the airport ferry remained

in its original location, but a number of other significant outcomes were achieved by the Dodge Cove OCP.

The Dodge Cove OCP was the first plan for the community that defined the culture and history of the settlement. It identified challenges and opportunities that were faced by residents; it defined the extent of natural areas and the watershed that contributes to the community water system, and it clearly outlined the boundary of the community. The land use designations laid out in the Dodge Cove Plan have remained relevant and have guided land use decisions since the plan was adopted. It is also important to note that the delineation of the community boundary in the 1990 OCP will ensure that major industrial proposals on Digby Island will need to be located outside the Dodge Cove plan area boundary and require the approval of the NCRD Board before any changes of land use are considered.



Community priorities laid out in the 1990 OCP included the following:

- Watershed protection
- Addressing Sewage concerns
- Certainty around foreshore leases for waterfront property owners
- Provision of parking facilities (at Fairview dock)
- The impact of ferry relocation (no longer an issue)
- Network of local roads (water lines & 12-metre width)

Aside from the creation of a new ferry service and the roads associated with it, these issues are still relevant to the community.

It should be noted that this Local Area Plan (LAP) for Dodge Cove, which is a sub-area plan within of the broader North Coast OCP replaces the original Dodge Cove OCP.

1.6 PRIVATE LANDS

Within the Dodge Cove LAP community boundary, there are a number of privately held lands. These lands are shown in **Figure A-1**. Many of these privately held lands are primarily used for residential and community purposes; some remain undeveloped. Other lands primarily held by the federal government, include the CBC tower and dock.



North Coast OCP Dodge Cove Local Area Plan

FIGURE 'A-1' - Dodge Cove Private Lands

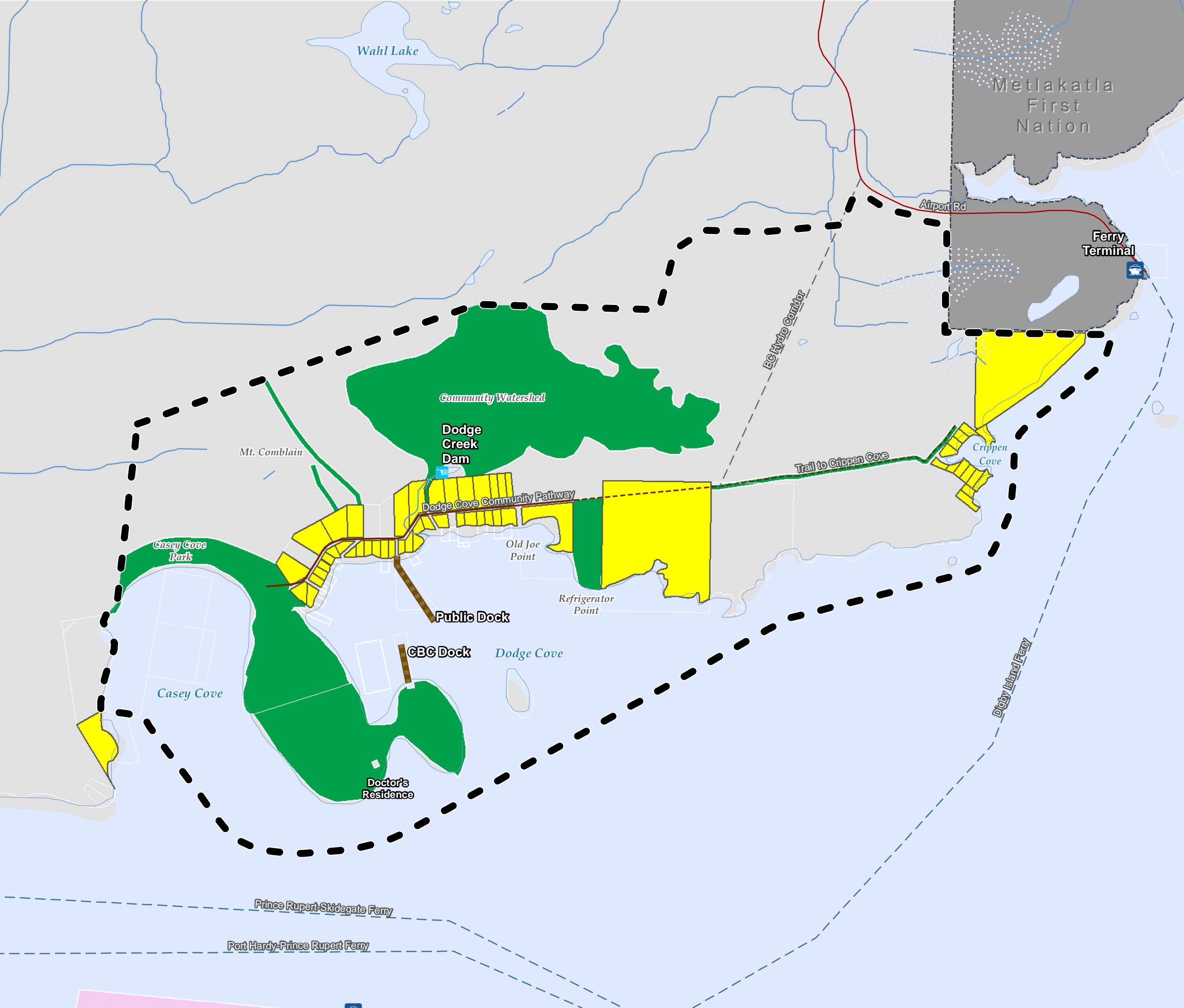
- Community Plan Boundary
- Private Lands
- First Nation Reserve
- Parks, Natural Amenities and Recreation
- Prince Rupert Airport Authority
- Road
- Community Pathway
- Trail
- Ferry Route
- Hydro Corridor

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Water lot information reflects the most current boundaries provided by the Prince Rupert Port Authority.

2.0 VISION FOR THE FUTURE

Dodge Cove and Crippen Cove together are a strong, unified community with a close connection to their natural setting and heritage. The people will work together to remain a strong, connected community, and preserve its unique identity and rural island character.

2.1 DODGE COVE BOUNDARY EXTENSIONS

Through conversations held with community members, it became apparent that there were significant community resources and amenities that existed outside of the current OCP boundary. These features include water resources, recreation amenities, environmentally sensitive areas, and cultural and heritage areas.

Figure A-2 illustrates the proposed boundary extensions. The adjacent community of Crippen Cove also expressed interest in being included within the Dodge Cove community boundary. One of the main drivers for the conversation around boundary extensions was the pressure that the community is feeling from an adjacent industrial development proposal for a Liquefied Natural Gas (LNG) terminal. The proposed terminal would significantly change the character of Digby Island. Industrial noise, light and traffic would all contribute to the degradation of the quiet rural setting of the community and would alter or cut off access to community resources outside of the current LAP boundary.



The main resources and locations outside of the current community boundary are Crippen Cove and Casey Cove. Crippen Cove is an adjacent community; where residents are also concerned about the potential impacts of an adjacent LNG facility.

Casey Cove was identified as a recreational area and one of the few accessible beaches for not only residents of Dodge Cove, but people from Prince Rupert. Casey Cove then holds recreational value as well as potential tourism value for residents of Prince Rupert.

The lands within the adjusted Dodge Cove boundary are subject to the land use policies provided in this Plan and represented on the Dodge Cove Land Use Map (Schedule A)

BEACHES

The landscape of the north coast is a breathtaking mix of islands, crashing waves and tall misty forests. One thing that the region does have in short supply are beaches. Most of the hundreds of kilometres of shoreline are jagged basalt formations that are visually striking but lend little in the way of a recreation amenity.








Digby Island is an outlier in the region and has fantastic beaches that ring the island. Most of the western edge of the island is dotted with secluded coves with pristine beaches. The beach at Casey Cove is a vast and well-used recreation amenity. Residents of Dodge Cove have known that the beach at Casey Cove is a valuable recreation amenity for years. The Beach is also the closest and one of the most easily accessed ocean beaches near Prince Rupert as well. Protecting and promoting these beaches is important for the residents of Dodge Cove as well as inhabitants of the larger area.





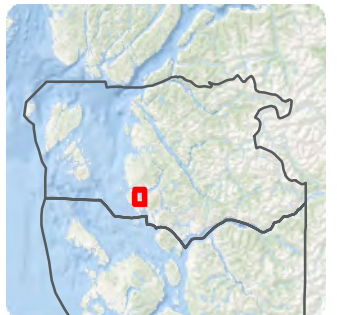
North Coast OCP Dodge Cove Local Area Plan

FIGURE 'A-2' - Dodge Cove Boundary

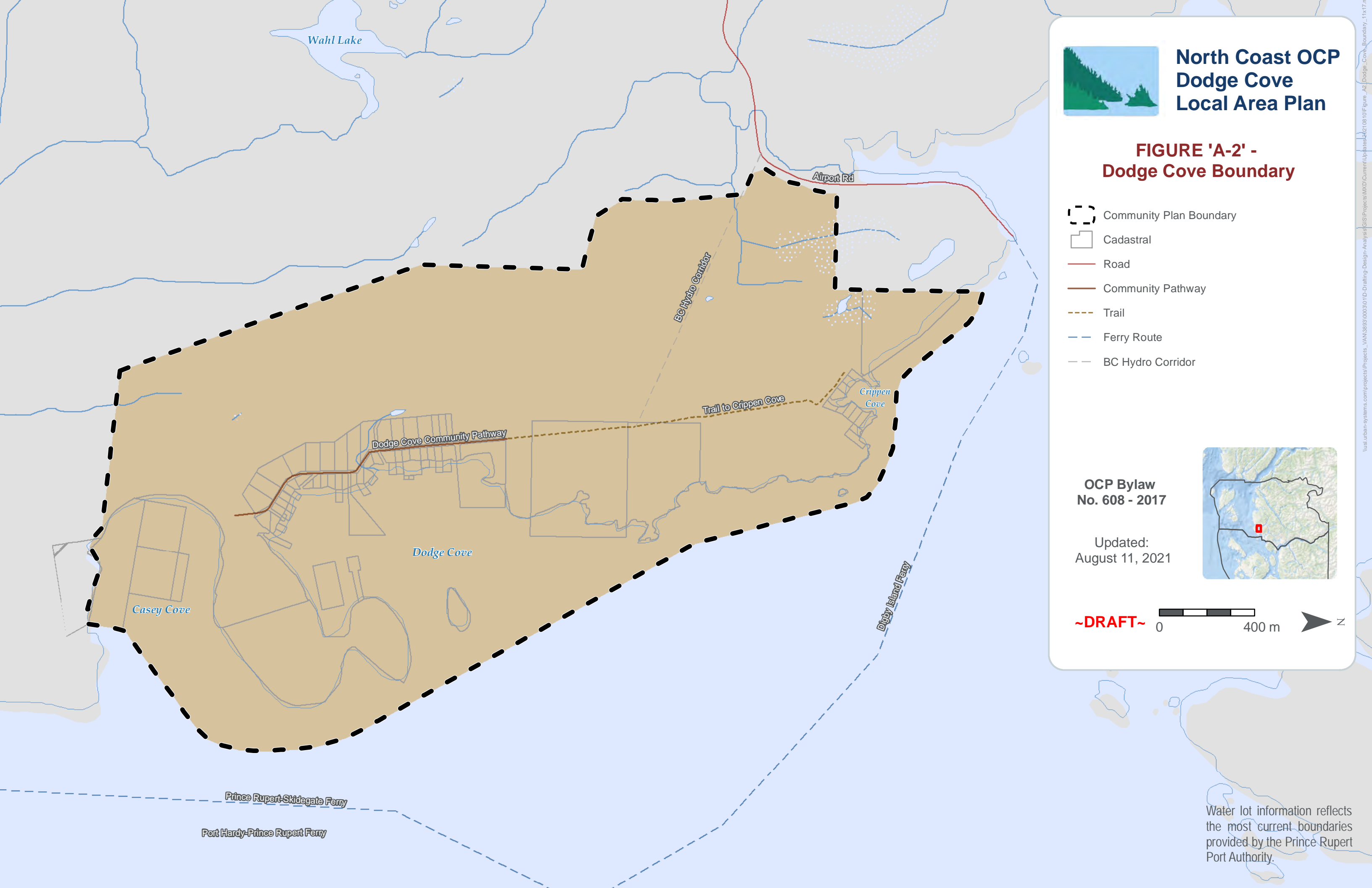
-  Community Plan Boundary
-  Cadastral
-  Road
-  Community Pathway
-  Trail
-  Ferry Route
-  BC Hydro Corridor

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Water lot information reflects the most current boundaries provided by the Prince Rupert Port Authority.

\\slr.lurban-systems.com\projects\Projects_VAN\3893\0003\01\0-Drafting-Design-Analysis\GIS\Projects\MXD\Current\LocalArea20210810\Figure_A2_Dodge_Cove_Boundary_11x17.mxd

2.2 PLANNING PRINCIPLES

Ten planning principles were developed based on community input and information gathered during the Official Community Plan in a Week sessions. These guiding principles represent the values of Dodge Cove and Crippen Cove as they relate to Local Area Planning, and will help to protect the unique nature of the community and guide future development over the next 20 years.

1. Community survival - Creating a place where people would want to live, and population remains stable. Preserving a place that supports a high quality of life for all residents now and in the future.
2. Maintain and foster an egalitarian community spirit, participation and cooperation.
3. Being able to breathe the air, drink the water and live off the land supported by effective management of natural resources, including best practice management of water, watersheds, forestry, fishing, and hunting.
4. Access to nature and maintaining a connection with the natural environment by protecting natural features and systems, including ground and surface water resources, air quality, areas of high ecological value, fish and wildlife habitats.
5. Protect maritime heritage, access to the ocean and marine infrastructure.
6. Protect First Nation Cultural and Heritage features within the community.
7. The Local Area Plan will help foster community friendly economic development, low impact tourism and other revenue generating opportunities.
8. Explore new ways to integrate renewable and sustainable technologies for housing, energy, and waste management.
9. Promote an open, diverse and resilient economy that has a strong emphasis on home-based businesses, cottage industries, and other appropriate enterprises.
10. Embrace the rural nature of communities and the freedom of people to choose one's lifestyle while respecting rights of neighbours to choose and enjoy their lifestyle.



3.0 LAND USE IN DODGE COVE

Land Use designations in the Dodge Cove LAP contain general policies which reflect the self-reliant lifestyle and realities of living in Dodge Cove. These designations reflect the needs of residents and the community's desire to preserve their cultural, heritage, open space and recreation areas for future generations.



The land use designations described in this section are represented on the Dodge Cove Land Use Map (Schedule A), which can be found at the end of this document. It should be understood that the Dodge Cove LAP is a subsidiary of the North Coast OCP and that the regional level policies found in Section 5.0 of the North Coast OCP also apply to the community of Dodge Cove as identified by Schedule A. The Dodge Cove Local Area Plan contains objectives and policies specific to the Dodge Cove area and in the case of any conflict the Dodge Cove LAP takes precedence over the more general policies for Electoral Areas A and C found in the North Coast OCP.

3.1 RESIDENTIAL

Residential areas support residential development on a variety of lot sizes. Residential uses include single-family homes, secondary buildings or structures, and home-based businesses.

3.1.1 Objectives

The residential designation will allow for both passive and active rural uses that maintain the character of Dodge Cove and accommodate rural lifestyles. New development will strive to maintain the rural character and unique form of existing low-density development.

3.1.2 Policies

The Regional District will:

1. Encourage low-density residential uses within the residential designation.
2. Encourage new residential development that is consistent with the existing development in residential areas.
3. Consider allowing home-based businesses provided they not generate health risks that could negatively affect residents or neighbours.
4. Encourage residential development that efficiently uses the existing land base and vacant lots.
5. Encourage and support initiatives that use "ageing in place" principles that support/facilitate the retention of family members within the community.

3.2 ARTISANAL COMMERCIAL

The community has stated a desire for the Regional District to encourage the development of small-scale community oriented retail spaces in Dodge Cove. Commercial uses supported include small-scale retail and low impact tourism uses that will provide services to residents and visitors. Examples of small-scale retail and low impact tourism uses include corner stores, restaurants or neighbourhood pubs, and bed and breakfasts.



3.2.1 Objectives

Encourage the expansion of commercial services and retail businesses that have fewer than five employees. Encourage community businesses to be unique and innovative.

3.2.2 Policies:

The Regional District will:

1. Direct new commercial development to appropriate areas.
2. Support small-scale retail and low impact tourism uses including corner stores, restaurants or neighbourhood pubs, and bed and breakfasts in the Artisanal Commercial designation.
3. Encourage commercial uses that provide services to residents of Dodge Cove.
4. Use the development of commercial areas to diversify the tax base of the NCRD.
5. Encourage flexibility of commercial uses in areas located adjacent to residential settings.
6. Support small-scale home-based commercial businesses.
7. Encourage community development by supporting economic opportunities that provide secure local employment.

3.3 RESIDENTIAL / LIGHT INDUSTRIAL DEVELOPMENT

The Regional District wishes to provide for greater flexibility in addressing the type of light industrial uses currently operating as home-based businesses and other community level low-impact industrial activities. Boat Building, value-added wood products, light manufacturing, wholesaling and cottage industries are examples of industries that the Regional District would support.



3.3.1 Objectives

To support a diversified economy through the designation of developable lands for light industrial uses in conjunction with residential land use. Explore opportunities to create employment by encouraging innovative low-impact industries to locate in Dodge Cove while ensuring residential/light industrial lands integrate well with neighbouring development.

3.3.2 Policies:

The Regional District will:

1. Accommodate a range of light industries that provide economic opportunities and services for local residents, and the community, including light, manufacturing, value-added wood products wholesaling and cottage industries.
2. Use the development of residential/light industrial areas to diversify the local tax base.
3. Continue to support efforts to attract residential/light industrial uses to the community.
4. Encourage a more diversified economy by attracting businesses that value the natural setting, support sustainable or renewable technologies, and provide jobs to the residents of the community.
5. Ensure future land uses around residential/light industrial areas are compatible with industrial activities.
6. Ensure applications for new light industries in the community take into account air quality emissions, marine pollution, energy, environmental, economic and other costs during the approval process.
7. Direct new residential/industrial development to areas with minimal impact on established and uniquely residential land uses.
8. Prohibit heavy industrial development in the Dodge Cove LAP boundary.

3.4 CULTURE AND HERITAGE

The residents of Dodge Cove and Crippen Cove support the protection of natural, cultural and built heritage resources in the community. These unique coastal communities have valued historical areas that require protection and preservation. Examples of these unique areas include Hospital Island, the Doctor’s Residence, as well as key natural areas, such as Mount Comblain, which contribute to the community’s unique identity.



3.4.1 Objectives

Strive to protect and celebrate Dodge Cove’s unique natural and cultural heritage through the development of a heritage inventory, interpretive programming, public art, and other initiatives. Recognize the living connections to the land held by First Nations people. Develop clear definitions of what constitutes natural, cultural and built heritage in the community.

3.4.2 Policies

The Regional District will:

1. Support the continued preservation and restoration of historic buildings in the community.
2. Recognize non-residential parcels in the vicinity of the Dodge Cove Community Centre as the focal point for future community and institutional uses.
3. Foster the development of a heritage conservation program to identify and inventory historically significant heritage buildings and culturally significant areas to First Nations, and encourage their protection, renovation and restoration in a way that respects their historical significance.
4. Encourage public art and new arts and culture initiatives in the community.
5. Support the community to coordinate festivals and special events.
6. Work with community residents to evaluate development applications for heritage buildings and sites of significance.
7. Build relationships with neighbouring First Nation communities to identify, recognize and protect important First Nations heritage sites or locations.

3.5 RURAL

The Rural land use designation is a general holding designation designed to preserve open space and the integrity of community boundaries. This designation is meant to hold lands in their current state until an appropriate use can determine, if and when the development of these lands is desired and supported by Dodge Cove and/or Crippen Cove residents. This designation does not support heavy industrial and resource extraction activities.



3.5.1 Objectives

To preserve the integrity of community boundaries and hold land in its natural state until an appropriate long-term use of these lands is determined.

3.5.2 Policies:

The Regional District will:

1. Prohibit heavy industrial and resources extraction activities within the Rural designation.
2. Ensure lands within the Rural designation remain in their natural state until such time when community members can identify an appropriate long-term use for these lands.



3.6 PARKS, NATURAL AMENITIES AND RECREATION

The Parks, Natural Amenities, and Recreation Designation provides protection for important community amenities and a framework for designating areas for park and recreation space. This designation also supports the protection of natural amenity areas, such as watersheds, community trails, sensitive coastal areas, fishing and foraging areas, and beaches. The NCRD will support future parks and recreation development that proceeds in conjunction with full consultation of local First Nations. The NCRD will encourage and collaborate with First Nations, municipal and community groups who wish to establish new recreation facilities in the NCRD.



3.6.1 Objectives

To protect and enhance parks, natural and recreation areas in Dodge Cove and Crippen Cove by creating a framework for adding new parks (i.e. Casey Cove Park) in the future. The protection of natural amenities such as watersheds, fishing and foraging areas and sensitive coastlines will also be accomplished through this designation.

3.6.2 Policies:

The Regional District will:

1. Limit development and human disturbance within the community watershed.
2. Maintain access to the shoreline, especially for beaches used by the community, and preserve these as community spaces.
3. Inventory the community trail network and protect trails as a community recreational amenity.
4. Protect environmentally sensitive and culturally significant areas and natural areas on Crown land as community park space.
5. Ensure as new residential and rural development areas are proposed in the future, community requirements for parkland and public trails will be considered in conjunction with the development of this land.
6. Ensure Crown lands identified as “Environmentally Sensitive Areas” on **Figure A-3** should be retained principally for wildlife habitat and low-impact recreational trails.

4.0 DEVELOPMENT POLICIES

4.1 ENVIRONMENTALLY SENSITIVE AREAS AND HAZARD AREAS

Within the Dodge Cove Plan Area, several environmentally sensitive areas and natural hazard areas have been identified. These areas are shown in **Figure A-3** and represent areas where development should be undertaken with a high degree of caution.



The following environmental protection policies relate to Section 473(1)(d) of the LGA for restrictions on use of land that is subject to hazardous conditions or that is environmentally sensitive to development.

These policies provide a list of important environmental and safety considerations that must be addressed before development can occur; including policies that establish specific precautions regarding the method and location of any construction.

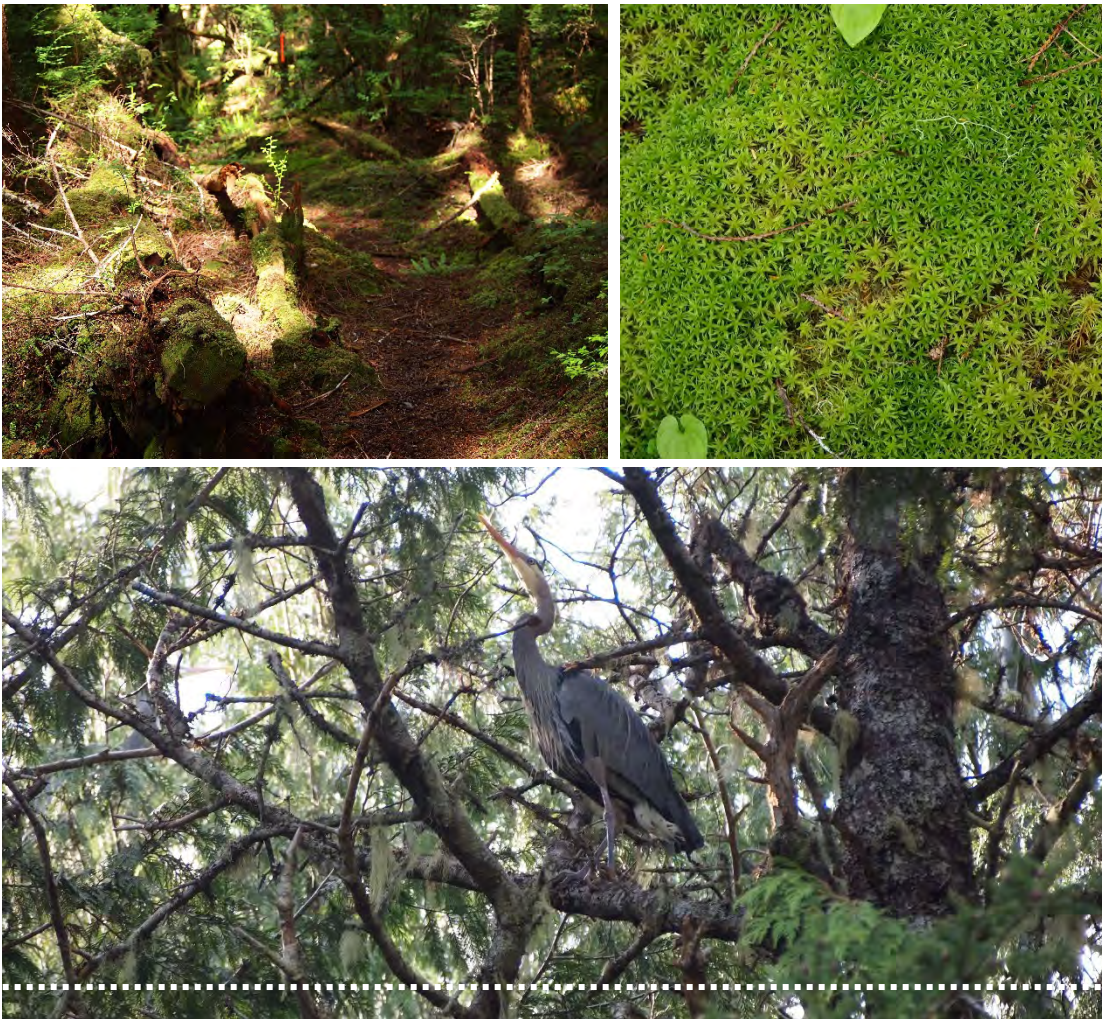
Environmental management has been identified as a community wide priority for sustainable land use practices. The following policies outline expectations for development practices that support high quality sustainable development to protect people and the environment.

Policies for minimizing environmental disturbance:

- 1 Maintain a healthy environment by preserving existing tree and brush cover on construction sites when possible.
- 2 Protect Environmentally Sensitive Areas (ESAs), avoiding development in or around streams, lakes, wetlands and rare and endangered plant and animal habitats, as identified in **Figure A-3**.
- 3 Protect water and streams by preventing erosion and siltation from occurring during construction and protect water and watercourses.
- 4 Prevent the release of sediment and other harmful substances to fish bearing waterbodies and sensitive habitats.
- 5 Protect and enhance aquatic and riparian habitats by maintaining a minimum development buffer of 30 m from streams, lakes, wetlands and the Pacific Ocean.
- 6 Promote the protection and enhancement of wildlife corridors that connect important habitats, parks and open spaces.

Policies for mitigating natural hazards:

- 1 Minimize natural hazards (e.g., floods, erosion, landslides, etc.) by identifying and choosing appropriate locations for development and buildings sites.
- 2 Avoid development in sloped areas of greater than 30% grade, as identified in Figure A-3.





North Coast OCP Dodge Cove Local Area Plan

FIGURE 'A-3' - Dodge Cove Environmentally Sensitive Areas and Natural Hazards

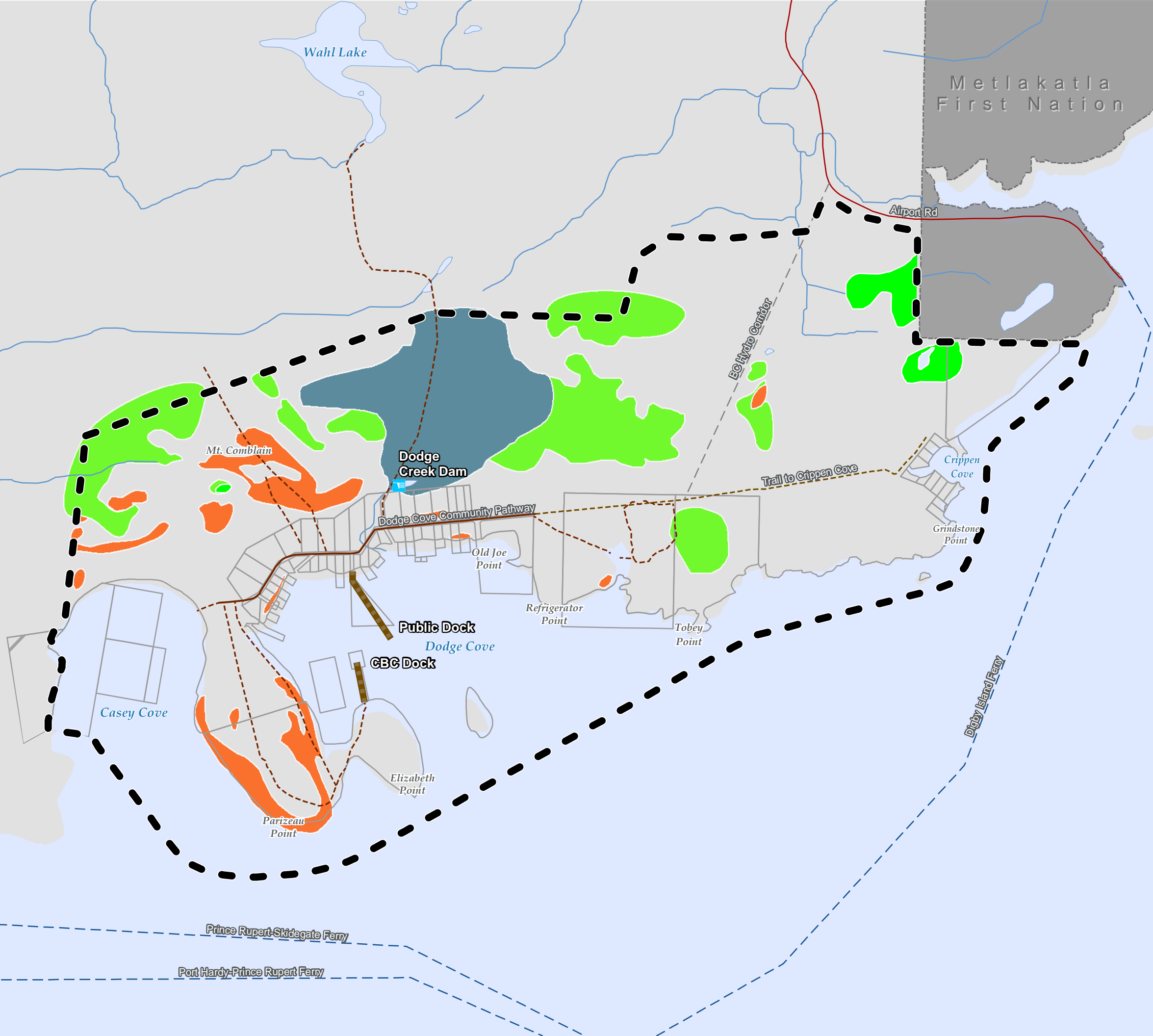
- Community Plan Boundary
- First Nation Reserve
- Road
- Community Pathway
- Trail
- Ferry Route
- BC Hydro Corridor
- Muskeg
- Slopes over 30%
- Community Watershed

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August 11, 2021



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Water lot information reflects the most current boundaries provided by the Prince Rupert Port Authority.

4.2 SUBDIVISION GUIDELINES

Subdivision and servicing approval are carried out by the Ministry of Transportation and Infrastructure (MoTI). MoTI enforces requirements for development and subdivision, and acts as the approving officer for all areas of the NCRD. These include regulations for minimum lot sizes, water systems and on-site sewage disposal. MoTI sends a referral to all agencies that may have an interest in a proposal, such as Northern Health, Ministry of Environment, utilities, etc. MoTI collects these responses and essentially makes a check list of all the items that a proponent needs to complete in order to move through the subdivision process. Proposed developments in rural areas of the NCRD are referred by MoTI to the Northern Health Authority for review. A Northern Health Environmental Health Officer, then evaluates the suitability of proposed new lots for servicing with on-site sewage disposal systems prior to granting approval. The following section provides a general outline of key development regulations in the rural areas of the NCRD.

4.2.1 Minimum Lots Sizes

In areas of the Regional District where there is no zoning, the following minimum lot sizes are:

- For lots that will have on-site septic and be serviced by a “water supply system”, as defined in the Drinking Water Protection Act and Drinking Water Protection Regulation, the recommended minimum lot size is 0.2 hectares (0.5 acres).
- For lots that will have on-site septic and individual water systems (wells), the recommended minimum lot size is 1.0 hectares (2.5 acres).
- For lots that will use a lagoon system for on-site sewage disposal, the recommended minimum lot size is 1.6 hectares (4.0 acres).

4.2.2 Water Systems

Developing new water systems and establishing new sources of water require both a Construction Permit (issued by the Regional Public Health Engineer (PHE)) before construction of works and an Operating Permit (issued by a Drinking Water Officer (DWO)) before water can be provided to users. Further, as per the requirements of the Drinking Water Protection Act, a person must not extend, construct or install a water supply system unless they have obtained a construction permit.

4.2.3 On-Site Sewage Disposal

Each proposed lot in a subdivision should have sufficient area, with suitable site conditions, to accommodate an on-site sewage disposal system(s) capable of reliably servicing a single-family four-bedroom residence. Alternatively, lots may be serviced by a community sewage disposal system.

4.3 DEVELOPMENT REVIEW & PROCEDURES

Conditions in this section will be used to evaluate all proposed amendments to the Dodge Cove LAP for permitting development. For the purpose of sections 484 and 485 of the Local Government Act, development approval information may be required under any of the following circumstances:



- .1 The development results in any of the following:
 - A change in Official Community Plan land use designation,
 - A change in zoning,
 - A requirement for a development permit, or
 - A requirement for a temporary commercial or industrial use permit.

- .2 The development may result in impacts on:
 - Transportation patterns and traffic flow,
 - Infrastructure including sewer, water, roads, drainage, street lighting, and other infrastructure,
 - Public facilities such as schools and parks,
 - Community services, or
 - The natural environment.

- .3 The development could result in other impacts that may be of concern to the residents of the North Coast Regional District, District Staff or the Regional Board.

Proposed amendments to the Dodge Cove will be evaluated in light of whether the development:

- causes unacceptable impacts to the community or environment;
- impacts on the quality of life of residents;
- affects the overall patterns of development of the community;
- impacts Regional District finances;
- affects existing community facilities and pathways;
- impacts the environment, including wildlife and hazardous conditions;
- impacts to First Nations interests and rights
- affects community infrastructure;
- meets the applicable criteria established in the North Coast Official Community Plan and Dodge Cove LAP Policies; and
- is compatible with the permitted uses of adjacent parcels;

In addition to other evaluation requirements, proposals for commercial, a residential/light industrial development will be evaluated in terms of:

- the project not negatively affecting surrounding areas by generating excessive noise, dust or odours;
- the project maintaining a high quality and appearance;
- the project avoiding uses or development patterns that detract from the overall quality of life in Dodge Cove and Crippen Cove.

All evaluations required by this section are deemed to be advisory, for the purpose of providing staff and the Regional Board with the information needed to evaluate proposed amendments to the North Coast Official Community Plan and / or the Dodge Cove LAP. While a project may satisfy all of the evaluation criteria as described above, these are guidelines and the Regional District is not bound to make a decision (favorable or unfavorable) on the basis of those guidelines.





Schedule A: Dodge Cove Land Use Map

North Coast Regional District





North Coast OCP Dodge Cove Local Area Plan

SCHEDULE 'A' - Dodge Cove Land Use

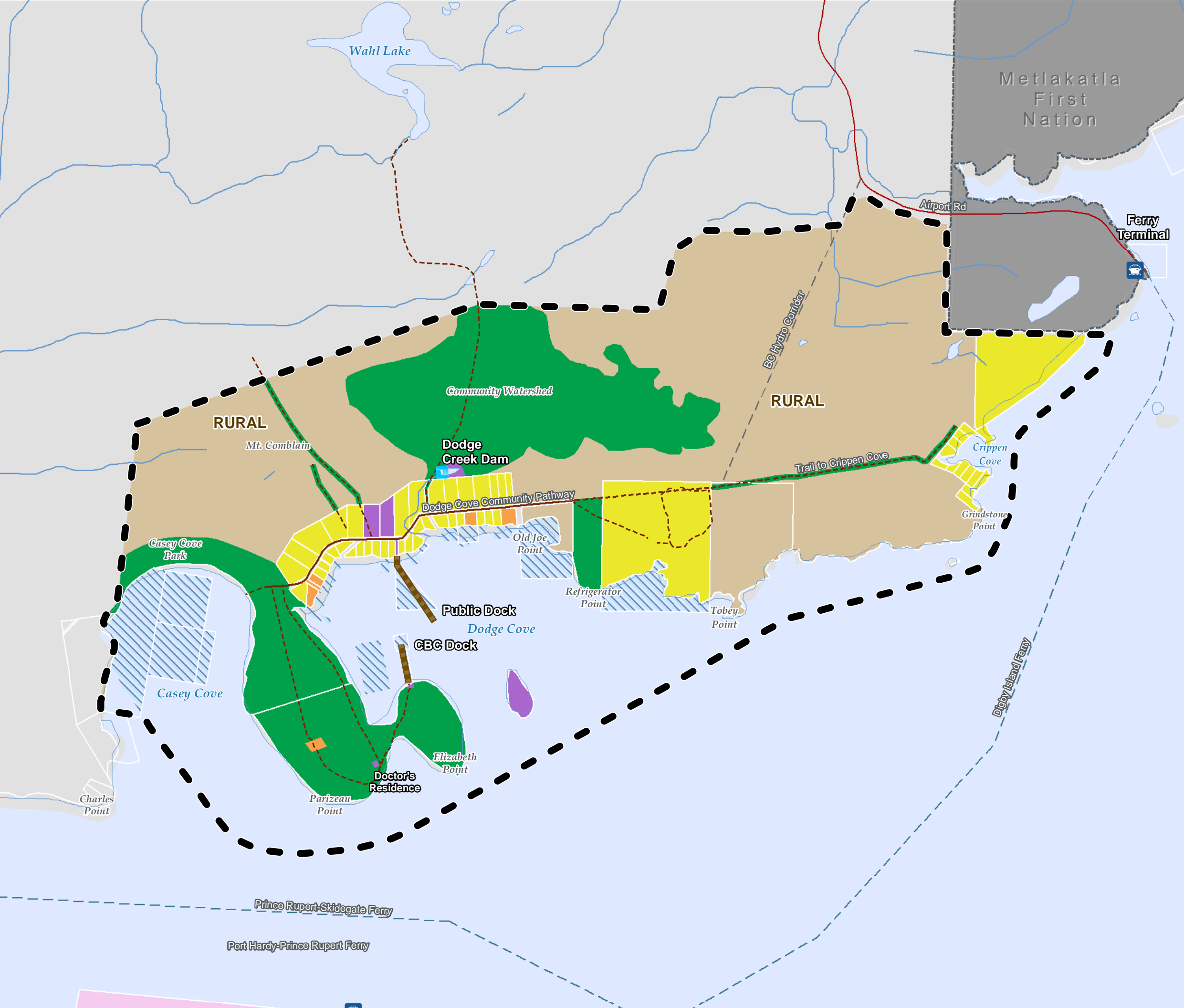
- Community Plan Boundary
- Residential
- Residential / Light Industrial
- Community and Heritage
- Rural
- Parks, Natural Amenities and Recreation
- Foreshore Leases
- First Nation Reserve
- Prince Rupert Airport Authority
- Road
- Community Pathway
- Trail
- Ferry Route
- Hydro Corridor

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Water lot information reflects the most current boundaries provided by the Prince Rupert Port Authority.



Oona River: Local Area Plan

North Coast Regional District





December 2021

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SCHEDULES

SCHEDULE B: OONA RIVER LAND USE MAP

1.0 OONA RIVER LOCAL AREA PLAN

1.1 HISTORY OF OONA RIVER

Oona River is on the south-east coast of Porcher Island. It is the largest of three surviving communities on the island. The island was named after Edwin Augustus Porcher, who commanded patrol vessels that cruised the waters of the North Coast from 1865 to 1868. Oona River was once the summer fishing settlement for the Gitxaala People of the Village of Kitkatla to the south. At low tide several stone fish traps once used by Gitxaala fishermen are visible.

Oona River was slowly cleared and settled by Europeans in the early 1900s. The British Pre-emption Act granted land to homesteaders, and many made their way to the B.C. west coast to take advantage of the deal. In addition to the British subjects taking advantage of the deal, a number of Scandinavian families moved to the area. These people came to Oona River primarily to log and fish. These early settlers worked hard at clearing the land, and some of their descendants still live in the area today.



The community continued to grow through the depression as many people moved to rural areas where they could live off of the land and raise families instead of struggling in more urban areas. Similarly, the community saw another influx of residents in the 1960s and 1970s as social consciousness began to change and people again wanted to seek more independent styles of living. Additionally, some pacifists moved north from the United States in opposition to the Vietnam War.

The 1980s and 1990s saw some families leave Oona River as fishing and forestry industries declined. The community also started to see a seasonal fluctuation in population as Oona River began to see recreational visitors and summer-only residents. Currently, there are approximately 20 permanent residents that call Oona River home.

1.2 EXISTING DEVELOPMENT

Oona River is a working community with a wide variety of integrated residential, commercial and industrial activities and land uses. Residential dwellings in Oona River are responsible for their own domestic water, and sewage is dealt with through private septic systems.



The main roads and bridges in Oona River are maintained by the Ministry of Transportation and Infrastructure, and many residents use vehicles to move around the Island. The public wharf is integral to community transportation on and off the island, and it is serviced by the small ferry that links Kitkatla and Prince Rupert. The community is serviced by telecommunications (landlines and cellular) and electrical utilities via undersea connection to the mainland.

The built environment mainly consists of single family houses and a mix of small industrial structures, such as sawmills, which are still being used on a regular basis. Oona River has a community centre with a gym, kitchen, meeting space, and overnight accommodation in the heart of the community. The old school house (which is now a library), a small playground adjacent to the community centre and a fire pit form a key gathering place for the people of Oona River.

1.3 COMMUNITY CHARACTER STATEMENT

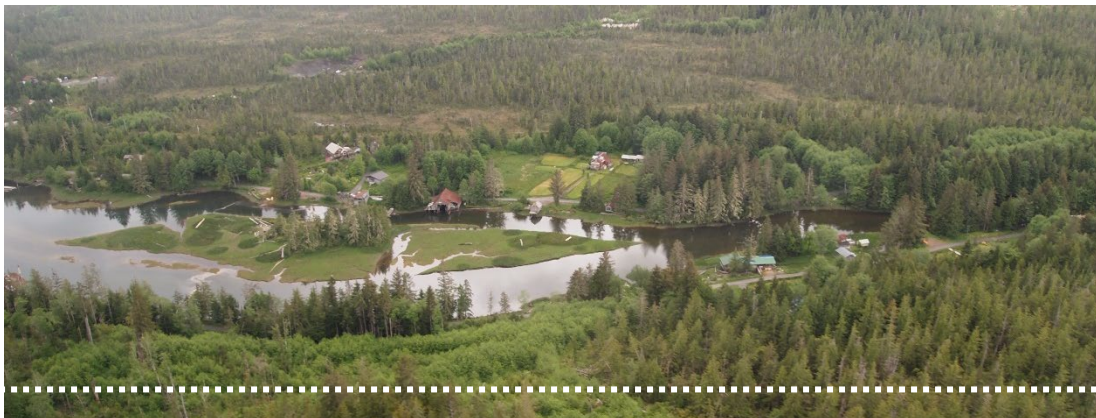
The community of Oona River is relatively small, but it is strong and tightly knit.

The community is extremely supportive which is apparent from the coffee breaks hosted twice a day. Individuals open their homes to the community everyday so residents can come together and socialize while taking a break from work. Locals are in constant contact with one another and residents are happy to lend a hand to their neighbours.



Oona River is accessible by boat, float plane, or passenger ferry. Access to Prince Rupert is a necessity for government services, to buy the necessary provisions and to access health care, but transport can often prove difficult. News travels fast in Oona River, and an incoming chartered seaplane will often leave with more passengers than anticipated. The residents of Oona River are always quick to coordinate with each other, making the public harbour the hub of most activity in the community.

The climate is typically North Coast, but most people in Oona River make their living from the land. They log and mill their own lumber and pull their food out of the ocean. Many people move to Oona River for a quiet life, find it, and thrive.



1.4 OONA RIVER BOUNDARY

A community boundary has been established for the community of Oona River as shown in **Figure B-1**. This boundary was established based on areas of Porcher Island currently being used by the community of Oona River for social, economic and recreational purposes. This boundary was also created to provide a buffer between the community and resource extraction uses permitted in areas of NCRD Electoral Area C designated ‘Rural Resource Development’ under the North Coast OCP. Further, this boundary protects a large portion of the community watershed, and has been extended toward the interior of the island to include the fish hatchery. The lands within this boundary are subject to the land use policies provided in this Local Area Plan (LAP) and represented on the Oona River Land Use Map (**Schedule B**). It should be noted that this LAP for Oona River, is a sub-area plan within of the broader North Coast OCP.

1.5 PRIVATE LANDS

Within the Oona River LAP community boundary there are a number of privately held lands. These lands are shown in **Figure B-2**, following the Oona River Boundary Map. These privately held lands are used primarily for residential, light industrial and resources extraction activities. The old school house and community hall are important spaces that serve a wide range of heritage and community purposes. It should also be noted that some private lands remain undeveloped.



North Coast OCP Oona River Local Area Plan

FIGURE 'B-1' Oona River Boundary

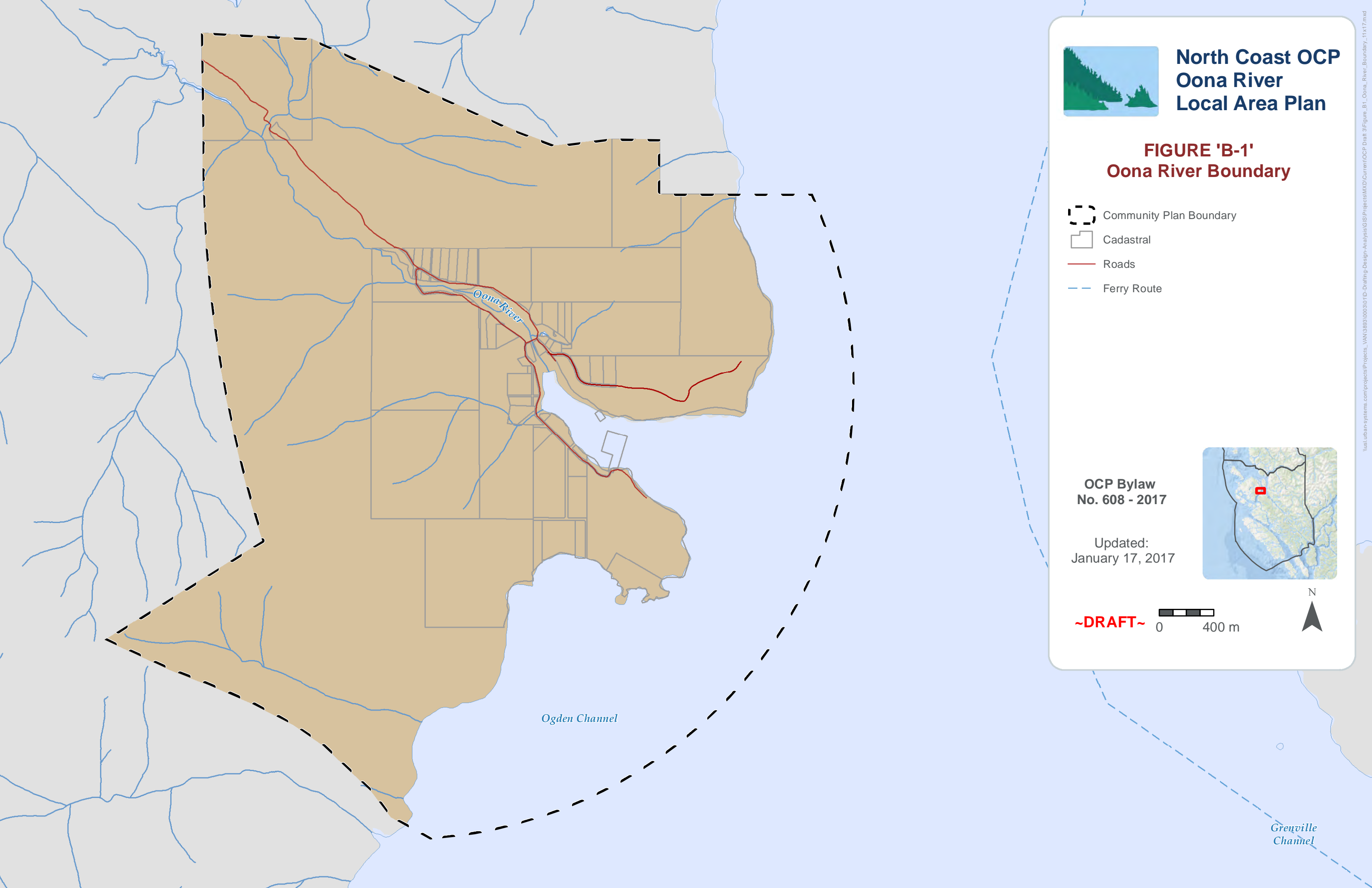
- Community Plan Boundary
- Cadastral
- Roads
- Ferry Route

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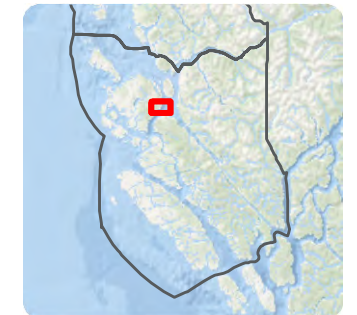
North Coast OCP Oona River Local Area Plan

FIGURE 'B-2' - Oona River Private Lands

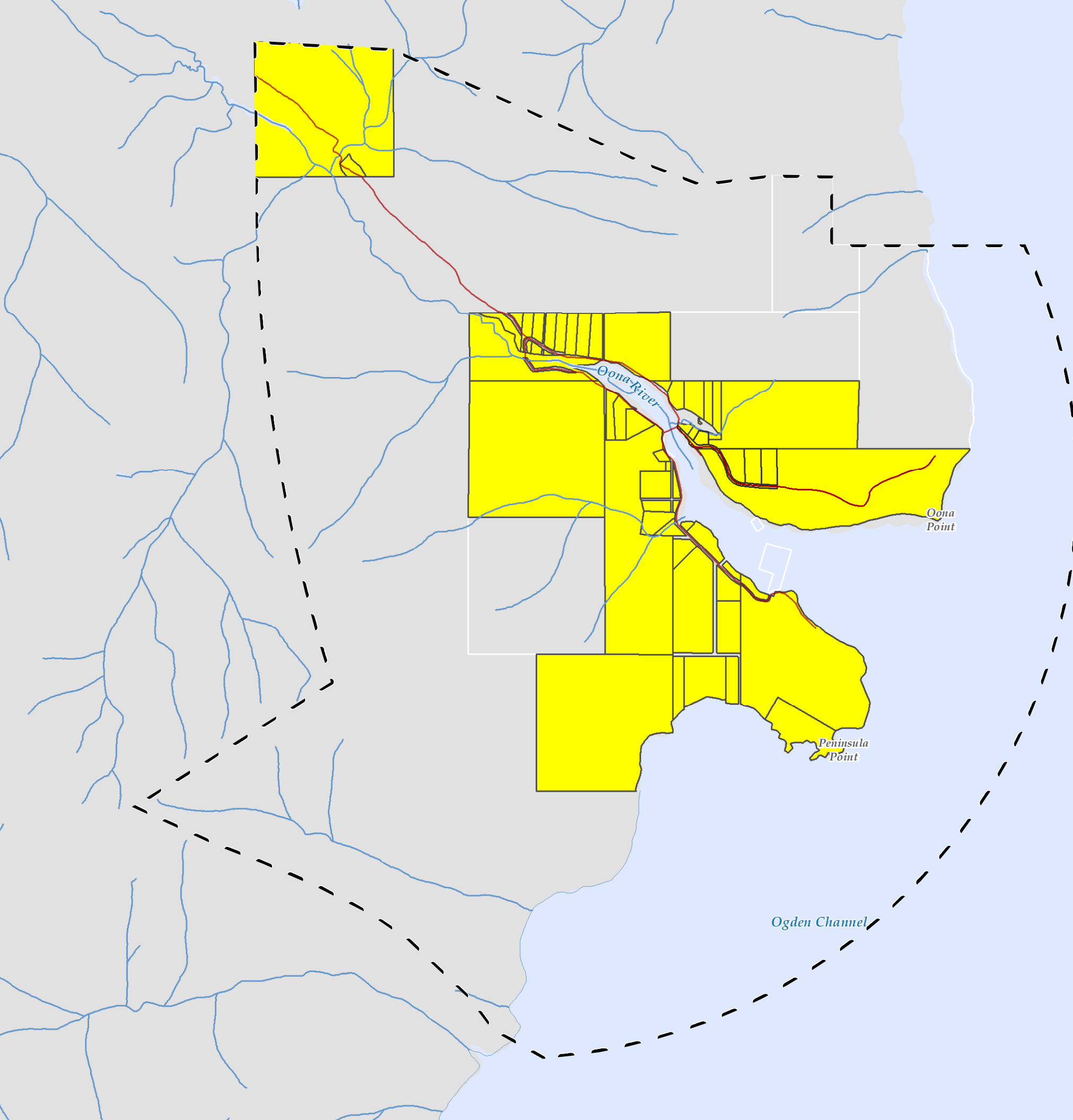
-  Community Plan Boundary
-  Private Lands

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2.0 PLANNING PRINCIPLES

Four planning principles were developed based on community input. These guiding principles represent the values of Oona River residents, as they relate to planning in the community and their vision for future generations.



- 1 Land use in Oona River should remain flexible and respect economic and social realities of the community.
- 2 Maintain and foster an egalitarian community, participation and cooperation.
- 3 Support local industry in Oona River and encourage an open, diverse and resilient economy that has a strong emphasis on home-based businesses, cottage industries and other appropriate industries.
- 4 Embrace the rural nature of Oona River and the freedom of people to choose one's lifestyle while respecting the rights of neighbours to choose and enjoy their lifestyle.

3.0 LAND USE IN OONA RIVER

Land uses designations in this LAP contain general policies which reflect the realities of living in Oona River. These designations reflect a flexible approach to land use while allowing opportunities to preserve cultural, heritage, open space and recreation areas for future generations.



The land use designations described in this section are represented on the Oona River Land Use Map (Schedule 'B'), which can be found at the end of this document. It should be understood that the Oona River LAP is a subsidiary of the North Coast OCP and that the regional level policies found in Section 5.0 of the North Coast OCP also apply to the community of Oona River as identified by Schedule B. The Oona River Local Area Plan contains objectives and policies specific to the Oona River area and in the case of any conflict the Oona River LAP takes precedence over the more general policies for Electoral Areas A and C found in the North Coast OCP.

3.1 RURAL

The Rural land use designation is a general holding designation designed to preserve open space as well as to support current land use and the integrity of Oona River's community boundaries. This designation permits a wide range of residential, commercial, industrial and resource uses. This designation does not support heavy industrial and large scale resources extraction activities, which includes but is not limited to large scale mining activities, LNG facilities, rendering plants, oil refineries, etc.

3.1.1 Objectives

To preserve the integrity of the community boundaries and allow for the development of a wide variety of uses, including residential, industrial, commercial and resource processing on lots where these uses are deemed acceptable by the community and do not negatively affect people residing seasonally or year-round on neighbouring properties.

3.1.2 Policies

The Regional District will:

- .1 Allow for the development of a wide variety of uses, including residential, industrial, commercial and resource processing activities.
- .2 Prohibit heavy industrial and large scale resources extraction activities within the Rural designation.

3.2 PARKS, NATURAL AMENITIES AND RECREATION

The Parks, Natural Amenities and Recreation Designation provides protection for important community amenities and a framework for designating areas for park and recreation space. This designation also supports the protection of natural amenity areas, such as watersheds, community trails, sensitive coastal areas, the Oona River estuary, fishing and hunting areas, and local beaches. The NCRD will support future parks and recreation development that proceeds in conjunction with full consultation of local First Nations. The NCRD will encourage and collaborate with First Nations, municipal and community groups who wish to establish new recreation facilities in the NCRD.

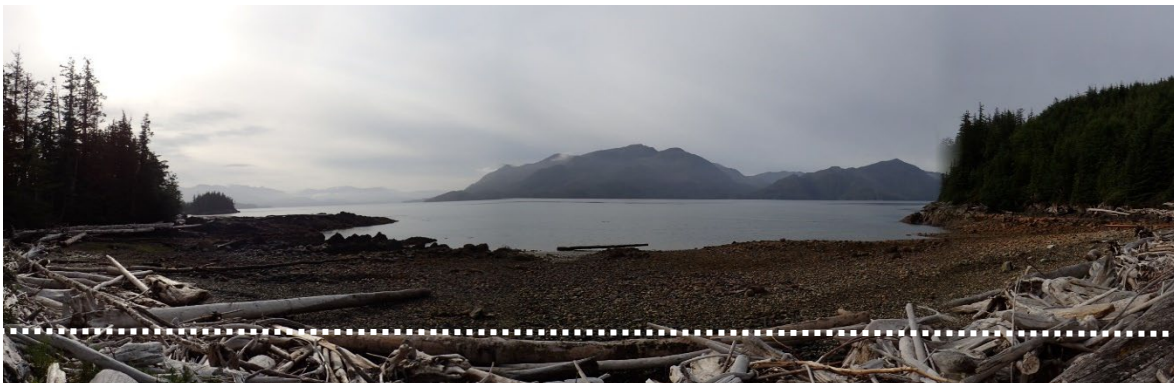
3.2.1 Objectives

To protect and enhance natural and recreation areas in Oona River. The protection of natural amenities such as watersheds, the Oona River Estuary, the community fishing and hunting areas, and local beaches will be accomplished through this designation.

3.2.2 Policies

The Regional District will:

- .1 Limit development and human disturbance within the community watershed.
- .2 Maintain access to the shoreline, especially for beaches used by the community, and preserve these as community spaces.
- .3 Ensure crown lands designated as “Parks, Natural Amenities and Recreation Areas” on **Schedule B** will be retained principally for wildlife habitat and low-impact recreational trails.



4.0 DEVELOPMENT POLICIES

4.1 ENVIRONMENTALLY SENSITIVE AREAS AND HAZARD AREAS

Within the Oona River LAP several environmentally sensitive areas and natural hazard areas have been identified. These areas are shown in **Figure B-3**, and represent area where development should be undertaken with a high degree of caution.



The following environmental protection policies relate to Section 473(1)(d) of the LGA for restrictions on use of land that is subject to hazardous conditions or that is environmentally sensitive to development. These policies provide a list of important environmental and safety considerations that must be addressed before development can occur; including policies that establish specific precautions regarding the method and location of any construction.




The following policies outline expectations for construction practices that support high quality buildings and sustainable development to protect people and the environment.

- .1 Maintain a healthy environment by preserving existing tree and brush cover on construction sites when possible.
- .2 Avoid development in Environmentally Sensitive Areas (ESAs), as identified in **Figure B-3**.
- .3 Protect water and streams by preventing erosion and siltation from occurring during construction and protect water and watercourses.
- .4 Prevent the release of sediment and other harmful substances to fish bearing waterbodies and sensitive habitats.
- .5 Minimize natural hazards (e.g., floods, erosion, landslides, etc.) by identifying and choosing appropriate locations for development and buildings sites.
- .6 Avoid development in sloped areas of greater than 30% grade, as identified in **Figure B-3**.



North Coast OCP Oona River Local Area Plan

FIGURE 'B-3' - Oona River Environmentally Sensitive Areas and Natural Hazards

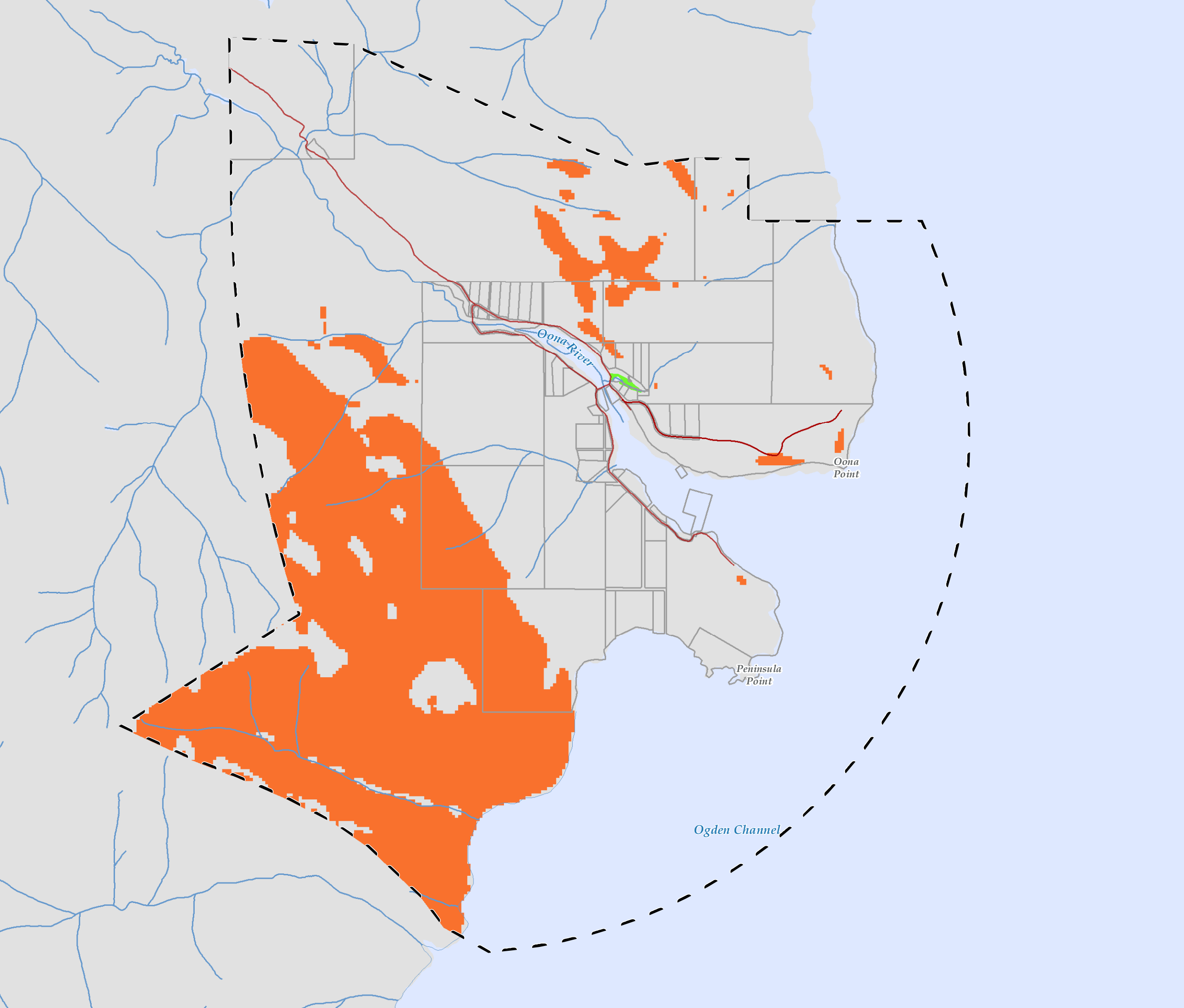
-  Community Plan Boundary
-  Slopes over 30%
-  Wetland

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4.2 SUBDIVISION GUIDELINES

Subdivision and servicing approval are carried out by the Ministry of Transportation and Infrastructure (MoTI). MOTI enforces requirements for development and subdivision, and acts as the approving officer for all areas of the NCRD. These include regulations for minimum lot sizes, water systems and on-site sewage disposal. MoTI sends a referral to all agencies that may have an interest in a proposal, such as Northern Health, Ministry of Environment, utilities, etc. MoTI collects these responses and essentially makes a check list of all the items that a proponent needs to complete in order to move through the subdivision process. Proposed developments in rural areas of the NCRD are referred by MoTI to the Northern Health Authority for review. A Northern Health Environmental Health Officer, then evaluates the suitability of proposed new lots for servicing with on-site sewage disposal systems prior to granting approval. The following section provides a general outline of key development regulations in the rural areas of the NCRD.

4.2.1 Minimum Lots Sizes

In areas of the Regional District where there is no zoning, the following minimum lot sizes are:

- For lots that will have on-site septic and be serviced by a “water supply system”, as defined in the Drinking Water Protection Act and Drinking Water Protection Regulation, the recommended minimum lot size is 0.2 hectares (0.5 acres).
- For lots that will have on-site septic and individual water systems (wells), the recommended minimum lot size is 1.0 hectares (2.5 acres).
- For lots that will use a lagoon system for on-site sewage disposal, the recommended minimum lot size is 1.6 hectares (4.0 acres).

4.2.2 Water Systems

Developing new water systems and establishing new sources of water require both a Construction Permit (issued by the Regional Public Health Engineer (PHE)) before construction of works and an Operating Permit (issued by a Drinking Water Officer (DWO)) before water can be provided to users. Further, as per the requirements of the Drinking Water Protection Act, a person must not extend, construct or install a water supply system unless they have obtained a construction permit.

4.2.3 On-Site Sewage Disposal

Each proposed lot in a subdivision should have sufficient area, with suitable site conditions, to accommodate an on-site sewage disposal system(s) capable of reliably servicing a single-family four-bedroom residence. Alternatively, lots may be serviced by a community sewage disposal system.

4.3 DEVELOPMENT REVIEW & PROCEDURES

Conditions in this section will be used to evaluate all proposed amendments to the Oona River LAP for permitting development. For the purpose of sections 484 and 485 of the Local Government Act, development approval information may be required under any of the following circumstances:



- .1 The development results in any of the following:
 - A change in Official Community Plan land use designation,
 - A change in zoning,
 - A requirement for a development permit, or
 - A requirement for a temporary commercial or industrial use permit.

- .2 The development may result in impacts on:
 - Transportation patterns and traffic flow,
 - Infrastructure including sewer, water, roads, drainage, street lighting, and other infrastructure,
 - Public facilities such as schools and parks,
 - Community services, or
 - The natural environment.

- .3 The development could result in other impacts that may be of concern to the residents of the North Coast Regional District, District Staff or the Regional Board.

Proposed LAP amendments will be evaluated in light of whether the development:

- causes unacceptable impacts to the community or environment;
- impacts the quality of life of residents;
- affects the overall patterns of development of the community;
- impacts Regional District finances and assets;
- affects existing community facilities and pathways;

- impact the environment, including wildlife and hazardous conditions;
- impacts to First Nations interests and rights
- affects community infrastructure;
- meets the applicable criteria established in the North Coast Official Community Plan and Oona River LAP Policies; and
- is compatible with the permitted uses of adjacent parcels.

In addition to other evaluation requirements, proposals for the development of land uses not contained in this plan will be evaluated in terms of:

- the project not negatively affecting surrounding areas by generating excessive noise, dust or odours;
- the project avoiding uses or development patterns that detract from the overall quality of life in Oona River.

All evaluations required by this section are deemed to be advisory, for the purpose of providing staff and the Regional Board with the information needed to evaluate proposed amendments to the North Coast Official Community Plan and / or the Oona River LAP. While a project may satisfy all of the evaluation criteria as described above, these are guidelines and the Regional District is not bound to make a decision (favorable or unfavorable) on the basis of those guidelines..



Schedule B: Oona River Land Use Map




North Coast Regional District





North Coast OCP Oona River Local Area Plan

SCHEDULE 'B' - Oona River Land Use

-  Community Plan Boundary
-  Parks, Natural Amenities and Recreation
-  Rural

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