

Official Community Plan for Rural Graham Island

Area D – Skeena Queen Charlotte Regional District

July 4, 2011



**SKEENA-QUEEN CHARLOTTE REGIONAL DISTRICT
BY-LAW NO. 532 - 2011**

A By-Law to adopt an Official Community Plan for Rural Graham Island (Electoral Area D)

WHEREAS Section 876 of the Local Government Act provides that the Regional District may by bylaw adopt an Official Community Plan;

AND WHEREAS the Board of the Skeena-Queen Charlotte Regional District deems it necessary to adopt an Official Community Plan in order to ensure orderly development for Rural Graham Island;

AND WHEREAS the Board of the Skeena-Queen Charlotte Regional District has provided one or more opportunities for consultation with persons, organizations and authorities it considers affected in the development of the Official Community Plan in accordance with Section 879 of the Local government Act;

AND WHEREAS the Board of the Skeena-Queen Charlotte Regional District in accordance with Section 882 of the Local government Act, has considered the Official Community Plan in conjunction with its Financial Plan and any applicable Waste Management Plan;

NOW THEREFORE, the Board of the Skeena-Queen Charlotte Regional District in open meeting assembled enacts as follows:

1. This bylaw may be cited as the “Rural Graham Island Official Community Plan Bylaw no. 532-2011.”
2. This bylaw is applicable to all lands within the boundaries of Rural Graham Island Community Plan Area as shown on Schedule B.
3. The Official Community Plan is comprised of Schedules “A”, “B” “C”, “C1”, “C2”, “C3”, “C4”, “C5” ,”C6” and “D”, which are attached to and form an integral part of the Bylaw.
4. If any section, subsection, sentence, clause or phrase of this bylaw is held to be invalid by a court of competent jurisdiction, that section, subsection, sentence, clause or phrase, as the

case may be, shall be severed and the validity of the remaining portions of the bylaw shall not be affected.

5. This bylaw shall take effect upon its adoption by the Regional District Board.

READ A FIRST TIME this **27th** day of May , 2011.

CONSIDERED in conjunction with the Skeena Queen Charlotte Regional District Financial Plan and any applicable Waste Management Plans pursuant to Section 882 of the Local Government Act this **27th** day of May , 2011

READ A SECOND TIME this **27th** day of May , 2011.

PUBLIC HEARING HELD this **16th** day of June , 2011.

READ A THIRD TIME this **17th** day of June , 2011.

RECONSIDERED AND ADOPTED this day of , 2011.

Barry Pages
Chair

J. Merrick
Administrator

**Schedule A: Official Community Plan for Rural
Graham Island**

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Acknowledgements

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The document was written by HB Lanarc Consultants Ltd. under the guidance of a volunteer Community Advisory Committee and staff at the SQCRD.

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Acronyms

ALC	Agricultural Land Commission
ALR	Agricultural Land Reserve
CAC	Community Advisory Committee
CFB	Canadian Forces Base
CHN	Council of the Haida Nation
CSA	Canadian Standards Association
DFO	Department of Fisheries and Oceans
DPA	Development Permit Area
EBM	Ecosystem Based Management
ESA	Environmentally Sensitive Area
GCMILPA	Graham Central Masset Inlet Local Planning Area
GHG	Greenhouse Gas (emissions)
GIAPC	Graham Island Advisory Planning Commission
HADD	Harmful Alteration, Disruption or Destruction
LGA	Local Government Act
LMCLPA	Lawnhill - Miller Creek Local Planning Area
MoTI	Ministry of Transportation and Infrastructure
OCP	Official Community Plan
QEP	Qualified Environmental Professional
SLUA	Strategic Land Use Agreement (between the Province of BC and the Council of the Haida Nation)
SQCRD	Skeena Queen Charlotte Regional District
THRASC	Tow Hill Road Advisory Standing Committee
TLPA	Tlell Local Planning Area



PART I: INTRODUCTION

1 Sustaining our Community

There is nowhere else like Haida Gwaii. The distinct culture, natural beauty, ecological riches and isolation of this island archipelago make this place unique and highly valued by residents and visitors alike. This rare gem of a place must be protected for future generations to enjoy and flourish. At the same time, this is where island residents must earn a living, prosper and live fulfilling lives. The citizens of Rural Graham Island are passionate about sustaining the health, environmental integrity and economic vitality of this place indefinitely. The issues and challenges of Rural Graham Island are quite different from many other places in British Columbia. Standard approaches to sustainability and planning will not suffice here. We must develop policies that are suitable for our unique history and rural context.

This OCP is intended to guide community decision-making towards this sustainable future for Graham Island. The starting point is a Vision and a set of Guiding Principles.

1.1 Vision Statement

Our vision is that in 20 years rural Graham Island will still be a place of unique, uncommon beauty and seclusion deeply rooted in its Haida heritage. Area D will be defined by rural communities each with a distinct natural environment, people, and heritage. All island communities will continue to be linked by common goals of self-reliance and prosperity.

Rural Graham Island will serve a greater role as a source of food for the people of Haida Gwaii both through harvesting natural food sources as well as household and commercial agriculture appropriate and viable for the climate and land capability of Graham Island.

1.2 Guiding Principles

The following Guiding Principles were developed early in the planning process. They have shaped the objectives, policies and land use designations of the OCP.

1. Consider and respect Haida culture and values in all planning decisions;
2. Promote egalitarian community participation;
3. Promote flexible, affordable, environmentally-sensitive and responsible transportation including walking and biking paths;
4. Respect the environment and value the Island's green and open spaces;
5. Recognize and celebrate a distinct sense of place in each settlement area;
6. Encourage agriculture and develop a culture of agricultural practice based on local methods and conditions;
7. Ensure any development is environmentally sustainable and enhances the quality of life;
8. Promote an open, diverse and resilient economy that has a strong emphasis on home-based businesses, cottage industry and other appropriate industries;
9. Support flexible and diverse housing options that enable full time, year round residency and efficient, renewable energy practices;
10. Identify areas for vibrant and accessible community cores;
11. Balance the culture of freedom to choose one's lifestyle with the neighbours' rights to choose and enjoy their own lifestyle.



2 Purpose and Administration

2.1 Purpose of the Official Community Plan

This is the first Official Community Plan (OCP) for Electoral Area D of the Skeena Queen Charlotte Regional District (SQCRD), an area also known as Rural Graham Island. This document (referred to as the OCP or “Plan” throughout) reflects many years of hard work by volunteer members of the community advisory committee, Regional District staff, consultants and residents of Graham Island.

An OCP establishes a long-term vision for a community’s future. It describes the community’s broad objectives and it reflects the ideas and input of participants in the planning process including residents, landowners, planning professionals, Haida and senior government agencies and Regional District staff. The OCP for Rural Graham Island will guide development and land use in Area D for at least the next 20 years.

The plan is an essential guide for residents, landowners, businesses, community organizations and governments that may be contemplating any changes related to land use, development, building and infrastructure in Area D. Once the plan is adopted, all decisions made by the Regional District must be consistent with the plan. This includes decisions about zoning, subdivision, density, services and capital spending. It also provides guidance to 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.

2.2 OCP Overview

This OCP includes objectives and policies to properly manage growth and development while protecting and enhancing residents’ current quality of life. The OCP contains policies on a number of community issues on Graham Island including the use and development of private land, transportation and mobility, environmentally-sensitive areas, parks, housing and economic development. It includes a vision and guiding principles, objectives for the

planning area and specific policies that state what the Regional District will do to achieve the objectives of the Plan.

The OCP also contains a number of maps and schedules. Schedules are different from maps insofar as they are an extension of the plan's policies and put a geographic dimension to these policies. In contrast, the maps are included for information purposes only.

The Plan also includes local area plans and policies for the distinct communities of Lawnhill/Miller Creek, Tlell, Graham Central/Masset Inlet and Tow Hill. These finer grained plans are intended to define, preserve and enhance the unique features and character of each settlement area.

2.3 Authority

Regional Districts in British Columbia are given the authority to adopt an Official Community Plan through Part 26 of the BC Local Government Act. This legislation states that "An Official Community Plan (OCP) is a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan respecting the purposes of local government". (Local Government Act, s.875.1).

This legislation stipulates what must and what may be included in an OCP. It also establishes adoption procedures. This Official Community Plan has been prepared in compliance with that legislation.

The Local Government Act gives 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 because they are a use of the land.

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

- [Forest] 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
- Residential tenures

- Aquaculture
- General commercial
- Agriculture
- Community / institutional uses
- Film production

Crown Lands and the Kunst'aa guu — Kunst'aayah Reconciliation Protocol

The lands referred to in this Plan as “Crown Lands” are the subject of an historical agreement between the Haida and the BC Government called the Strategic Land Use Agreement (SLUA). The SLUA lays out objectives and broad land uses for Lands on Haida Gwaii with the exception of private (fee simple) lands. Furthermore, the Kunst'aa guu — Kunst'aayah Reconciliation Protocol and the Haida Gwaii Reconciliation Act describe an intention and a process to guide joint decision-making regarding land and natural resource management on Haida Gwaii.

The Haida Nation and the Province of British Columbia hold differing views with regard to sovereignty, title, ownership and jurisdiction over Haida Gwaii. Under the Kunst'aa guu — Kunst'aayah Reconciliation Protocol the Haida Nation and British Columbia will operate under their respective authorities and jurisdictions.

A Land Use Objectives Order and Conservancy Mapping have been approved that provides further clarity about the use and management of Crown lands on Haida Gwaii (see below).

2.4 Implementation

All bylaw enactments, bylaw amendments or works undertaken by the Regional District after the adoption of an OCP must be consistent with the Plan. The plan, however, does not commit or authorize the Regional District to proceed with any project specified in the plan. Achieving the policies of the plan will be determined by future decisions of the Regional District’s Board of Directors regarding priorities, funding and implementation.

2.5 OCP Amendments

Collectively, these policies are intended to provide a degree of certainty for the future of the community. As a result, it is expected that the plan will not be revised on a frequent basis. However, changes are warranted from time to time, and it should be expected that some revisions will occur over time. Just as Graham Island residents have shown flexibility to adapt to changing times, so should the Plan be flexible in responding to changing conditions and values. This Plan may be amended by the Regional District Board, at its initiative or in response to an application.

2.6 Relationship with Other Plans

Strategic Land Use Agreement

The Council of the Haida Nation and the Province of British Columbia have entered into an agreement regarding the management of lands on Haida Gwaii in the form of the Haida Gwaii Strategic Land Use Agreement (SLUA). The agreement confirms the strategic land use zones and ecosystem-based management (EBM) objectives for the whole of Haida Gwaii.

The SLUA is not intended as a document to guide land use or development on private lands and therefore, this is little overlap of jurisdiction with this OCP which focuses on the use of private lands. The SLUA is intended to govern the management of crown lands on Haida Gwaii including timber harvesting, resource extraction and conservation.

This OCP has no jurisdiction over Forest Practices and Resource Management on Crown Lands and therefore, it is acknowledged that the OCP must defer to the SLUA and BC legislation on such matters. However, the OCP does create objectives and advocacy policies that express the desire of residents of Area D regarding these matters (see below).

Regional Growth Strategy

According to the Local Government Act, Official Community Plans must include a Regional Context Statement that explains how the OCP is consistent with any applicable Regional Growth Strategy. However, at the time of preparation of this Plan, no regional growth strategy existed that applies to Area D.

2.7 Advocacy Policies

Where matters are outside the jurisdiction of the Regional District this Plan states broad community objectives and “advocacy policies”. These advocacy policies encourage others to take action that the Regional District believes would contribute to community objectives. Where provisions of the Plan concern matters beyond the jurisdiction of the Regional District, senior levels of government are requested to:

- regard them as the considered wishes of the community and the Regional Board; and
- use them as guidelines wherever possible for making decisions about the community.

This Plan cannot and does not represent a commitment from other governments, agencies or organizations to act according to community objectives or advocacy policies.

2.8 Zoning and Land Use Designations

An OCP is a plan that describes the community's desires for the future. Therefore, it does not, and should not, always reflect the existing use of the land. In this regard, it is important to

note the distinction between OCP land use designations and zoning. OCP land use designations denote the future intended land use for an area. Zoning is the land use that is currently permitted. The former is a policy that guides decisions. The latter is a regulation. The zoning bylaw is intended to prevent anyone from building a structure or using land in a way that does not conform with the zoning regulations that apply to that property.

In some cases, the OCP land use designation might be the same as the zoning. In other cases, the OCP land use designation will be different from the zoning because the OCP is signalling that the community would like the land use to change in the future. This does not mean that the land use must change now or any time in the future. But it does mean that any future changes in zoning must be consistent with the OCP designation. For example, if an area is designated as “Agricultural” in the OCP, the Regional District cannot pass a zoning bylaw amendment that changes the zoning of that land to “Industrial” or “Residential”, unless it changes the OCP designation first, because any change in zoning must be consistent with the OCP.

2.9 The OCP Process

The planning process was launched in June 2008. The OCP was developed in accordance with the guidelines set out in the Local Government Act, Part 26, Section 879. According to the Act, a minimum of one opportunity for the public to give input into the generation of the Bylaw must be provided. The public process for the development of the OCP exceeded any minimum requirements in the LGA.

The steps in the process were guided by a volunteer community advisory committee (CAC) who met with the consultants several times over the course of OCP development. The overall steps in the public process are illustrated in **Figure 1** and described below.

Background Report

As part of the process a background report was prepared that contained examples of relevant tools and example planning policies. Approaches used in other communities and rural areas were described and referenced. The report provided CAC with information and options for addressing the planning issues that face many communities in BC, but also some issues that are distinct to Graham Island.

Vision Statement and Guiding Principles

As a part of the OCP planning process the project’s Community Advisory Committee (CAC) and local residents worked to generate a vision statement and a list of guiding principles to guide the creation of the new OCP. Principles were identified and ranked in order of importance through a community survey process.

Community Character Workshops

Community character workshops were held where participants were asked to identify building and landscape elements that define the unique character of Graham Island. This

information was then used to develop land use and development policy and community character guidelines.

Draft OCP

The materials above as well as meetings with the Community Advisory Committee were then used to develop draft land use designations, policy and schedules for the OCP.

Agency Review

The Draft OCP was circulated to Council of the Haida Nation, adjacent Haida communities and municipalities and a long list of senior government agencies for review and comment on the preliminary draft OCP. Several revisions were made as a result under the guidance of the CAC.

Public Open Houses and Feedback

The public and landowners were then provided opportunities to review the draft OCP in detail and provide feedback through a series of open houses in April 2011 and a public website. The feedback will be used to refine the OCP and create a draft bylaw.

Public Hearing and Adoption

Finally, once the public have provided comments on the draft OCP, a bylaw was prepared and a public hearing organized. This formal process is required by the Local Government Act. The Regional District directors are required to vote on the proposed bylaw. If approved, the bylaw is adopted and the OCP is in force.

Figure 1: The OCP Process





3 Background and Planning Context

3.1 Location and Planning Area

Haida Gwaii, also known as the Queen Charlotte Islands, is located off the mainland Pacific coast of Northern British Columbia. Graham Island is the official Western name for the northernmost and largest of the Island groups. Graham Island is one of two main islands that make up Haida Gwaii, though in reality, there are thousands of smaller islands making up the land mass.

Electoral Area D of the Regional District – also referred to as ‘Rural Graham Island’ throughout this report – encompasses all of the land area on Graham Island and the small islands immediately off its coastline including Langara Island and islands in Skidegate Inlet. However, it excludes the incorporated municipalities of Masset, Port Clements and Queen Charlotte. While the two First Nations reserves of The Village of Old Massett and Skidegate are within Area D, and residents who live on the reserves vote in Area D elections, the OCP does not have jurisdiction over these reserves. **This means that the policies contained within the OCP do not apply to the reserve lands or the municipalities.**

Area D has a land area of 6,427 sq. km. and is separated from Moresby Island to the south by a narrow body of water called Skidegate Channel. **Map 1** illustrates the location of Area D and Graham Island. Area D is bounded by Electoral Area E to the South (Moresby Island), by the Pacific Ocean to the west, by the US (Alaska) border to the North and Electoral Areas B and C to the east. **Schedule B** illustrates the planning area.

Map 1: Location of Area D (Rural Graham Island)

Overleaf

Skeena-Queen Charlotte Regional District

Location of Graham Island (Area "D")

Langara
Island

Kiusta
Yaku

Old
Masset
Masset

Sewall
Port
Clements

Shannon
Bay
Juskatla

Hippa

Graham Island
Area "D"

Tlell

Lawnhill

Queen
Charlotte City

Skidegate
Haina

Sandspit
Skidegate Landing

Chaatl

Moresby
Camp

New Clew
Cumshewa

Moresby Island
Area "E"

Sewall
Inlet

Louise
Island
Thurston
Harbour

Tanu
Lockeport

Jedway

Rose
Harbour
Ninstints

Pacific Ocean

Dixon
Entrance

Hecate Strait

Dundas
Island

Lax
Kw'alaams
Georgetown
Mills

Metlakatla
Prince
Rupert
Port
Edward

Area "A"

Area "C"

Porcher
Island

Kitkatla

McCauley
Island

Banks
Island

Pitt
Island

Kincolith
Gingolx
Greenville
Laxgalts'ap

Queen
Charlotte
Sound



0 20 40 60 80



Kilometres

3.2 Existing Rural Settlement Areas

Tow Hill Road

The Tow Hill Road community is located on the north coast of Graham Island and the community takes its name from Tow “taaw”, the ancient remnant of a volcano that exists 26 kilometres east of the town of Masset. Tow Hill was originally a Haida lookout and fort. Prior to World War I homesteaders came to the Tow Hill area, although most left once the war began. In 1920, a razor clam cannery was opened at Hiellen and Haida people from the Old Massett Reserve would camp in the cannery cabins at Tow Hill. The work as diggers and cannery workers was seasonal.

In the 1990s and 2000s, several large acreages have been subdivided and purchased in the Sangan River and Chown River area of the Tow Hill Road community.

Tlell

Tlell is located on the east coast of Graham Island and includes several farms and small holdings that make up some of the most productive agricultural land on the Island. The Tlell River is famous for its world renowned salmon and steelhead fishing and anglers visit the area from all over the world to fish this river. The community fire-hall and post office are located on Highway 16 which closely follows the coastline down to Skidegate and the Village of Queen Charlotte. In addition to the rural properties, a small 10-lot subdivision with lots approximately 0.8 Ha (2 acres) in size was approved in the 1990s.

Tlell has some of the island’s best agricultural soils including Class 3 to 5 soils within the ALR which can support horticultural production. Tlell is well known for its picturesque and accessible coastline and a number of art galleries and craft stores featuring the work of local artists. Tlell is also a good place to access beach hikes and forest trails (including the Anvil trail) and Naikoon Provincial Park.

Graham Central – Masset Inlet

Graham Central/Masset Inlet is comprised of a small number of rural properties along Highway 16, to the south and east of the Village of Port Clements. Many of the properties are hidden from the highway by thick vegetation which creates a very private feel to these dwellings. There are also scattered residences and other land uses North of Port Clements on Kumdis Slough and at Sewall in Masset Inlet.

Lawnhill – Miller Creek

Lawnhill-Miller Creek is comprised of a small number of farms and rural properties along Highway 16 on the east coast of the island, south of Tlell and north of Skidegate. Some of the lands are within the Provincial Agricultural Land Reserve.

Skidegate

Skidegate is a Haida community located on the southeast corner of Graham Island adjacent to Skidegate Inlet. It is one of the two main population centres of Haida people on Graham Island (the other being Old Massett – see below) as evidenced by carving sheds and an array of impressive totems and other carvings. Skidegate is home to the new Qay'lnagaay Heritage centre that features a museum of Haida art and history, a learning centre and restaurant.

Skidegate has a gas station, grocery store and a number of offices.

Old Massett

Old Massett is a Haida community in the north part of the island, adjacent to the Village of Masset. The Village sits at the entrance to Masset Inlet and is home to an impressive array of totems, as well as a number of homes, a school, art gallery and offices.

3.3 Environment and Geography

Graham Island is the largest and northernmost island of the Haida Gwaii (Queen Charlotte Islands) archipelago. It is characterized by irregular, steep slopes in the west and gently sloping lowlands in the east.

Graham Island also has large tracts of agricultural land, centred mostly around Lawnhill and Tlell on the east coast of the Island. Naikoon Provincial Park encompasses 69,166 hectares and covers the area at the north-eastern tip of the Island – Rose Spit – as far south Misty Meadows, just north of Tlell.

Climate

The climate is considered oceanic and maritime and similar to other west coast areas of Northern British Columbia and Alaska. Mean annual temperature is 7.5°C, (summer 11.5°C, winter 3.5°C). Annual precipitation in the islands is approximately 800mm (in eastern areas) and 4000 mm (on western slopes). The area is known for strong winds.

Biology

Rural Graham Island includes large tracts of second growth and old growth forests including some habitat that have been identified as valuable habitat for the marbled murrelet. Several forestry companies and the CHN maintain an active forestry program on much of the forestry lands in the inland of Graham Island. Watersheds on the islands are important for several

species of salmon and steelhead and there is high terrestrial species richness and community variation.

The vegetation on the west coast of the islands is comprised of stunted, open-growing western red cedar, yellow cedar, shore pine and western hemlock. Better drained sites also support Sitka spruce. Wetlands are common in the islands and are comprised of open western hemlock and shore pine.

Several species of mammals have been introduced to the island and continue to cause some problems. These include the black-tailed deer, elk, raccoon, rats, eastern gray squirrel and beaver. Native wildlife includes the black bear, river otter, seabirds, shorebirds, and marine mammals. Sea otters, once prolific, were extirpated in the 1800s and have not been re-introduced. As one of the most isolated island archipelagos in western North America, Haida Gwaii is home to several endemic subspecies of plants, birds, and small mammals as well as an endemic sub-species of black bear.

Graham Island is a stopover for migratory birds flying north to Alaska and south to Mexico. Critical nesting sites for colonial nesting birds and raptors are also found here.

3.4 History and Heritage

The Haida are the original inhabitants of Graham Island and, according to their creation story, Haida people have occupied Graham Island since time immemorial. Over time the Haida people built a deep connection to the land and a vast reservoir of traditional knowledge, evolving into a complex society with a Clan system consisting of Chiefs, Matriarchs, a class system and slaves. Contact with the first European settlers in the 1700s exposed the Haida to smallpox and other diseases that decimated the Haida population, reducing their numbers to a fraction of their former size. Many Haida people were effectively forced to abandon their villages scattered around the island to settle in Skidegate in the south, or Masset in the north.

European contact with the islands and Haida people was based initially on the lucrative trade of sea otter pelts and later on other resources. The arrival of the missionaries brought the first of many attempts to assimilate Haida people into European culture. Over the 200+ years since initial European contact, paternalistic government practices included residential schools, the banning of potlatch ceremonies and the establishment of reservations.

Prospectors looking for gold arrived in 1853 but notable settlement by non Haida people did not occur on the Island until the early 1900s with the arrival of homesteaders and farmers. The east coast of the Island was advertised as having good land for farming which brought speculating settlers. Although many of these settlers left marks on the landscape in the form of buildings and cleared land, the First World War drew many of these early inhabitants away and many people never returned to the Island. The early settlers and the establishment of farming communities in the late 19th and early 20th century have left a legacy of local food production and food gathering that survives to this day.

3.5 Demographic profile

According to the 2006 Census, there were approximately 605 people living in 245 homes in Area 'D' of the Skeena Queen Charlotte not including the two Haida Reserves. While Haida Gwaii overall is projected to continue losing population, over the period 2001 – 2006, the population of Area D increased by 12.8%, up from 538 people in 2001 and up from 520 in 1996 (see **Table 1**). This suggests that the OCP should be able to accommodate modest increases in the amount of housing over the next ten years.

Table 1: Population Growth 1996 to 2006 –Rural Graham Island¹

Year	1996	2001	2006
Area D Population	520	538	605
% Change (5year period)	-	3.5%	12.4%
% change (annual)	-	0.7%	2.5%

Most of the population is centred in the rural settlements of Lawnhill, Miller Creek, Tlell, and Tow Hill with a scattering of dwellings near to the Highway north of Port Clements. There are two Federal First Nations Reserves, Old Massett and Skidegate. In 2006, Skidegate had a population of 781 people, and the Village of Old Massett had a population of 694 people. Thus the total population of the OCP study area in 2006 was 1,782.

Figure 2 illustrates the population of Skeena-Queen Charlotte Area 'D' by gender and age. The population is 48% female and 52% male, with the majority of the population being in the 30-44 years and 45-60 years age cohorts. The age characteristics of the community show a "population bulge" occurring in the 45 to 59 year age group. This means the community will need to identify and consider housing options for seniors if it is to encourage older residents to remain in the community as they age.

¹ Statistics Canada, 2006 Census

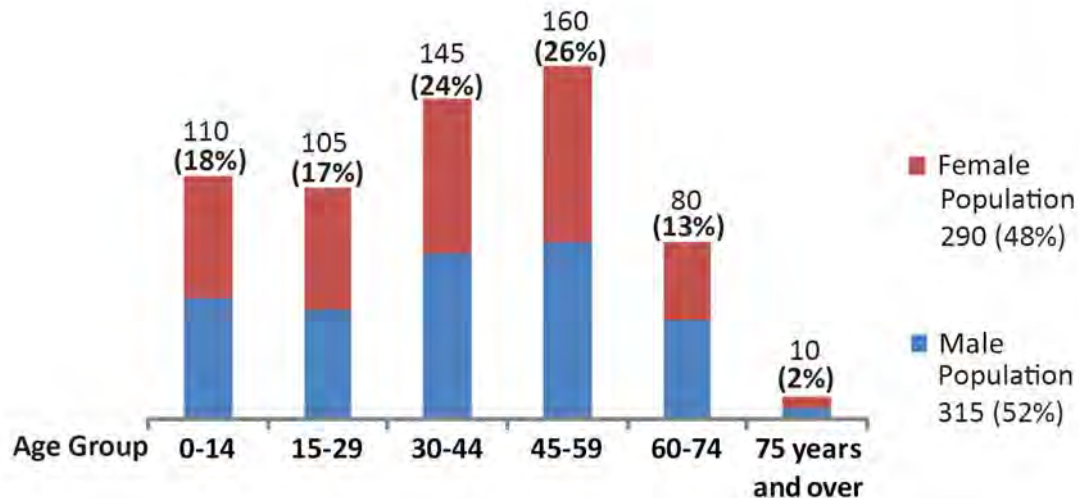


Figure 2: Population by Age and Gender –Rural Graham Island²

In the Village of Old Massett, the population in 2006 was 695, with a distribution of 53% Male and 47% female. Similar to Area 'D' statistics, the majority of the population is between the ages of 30 and 60. However, there is a greater proportion of people between the ages of 5 and 19 than area D. In Skidegate, the 2006 population was 780, with a distribution of 49% male, 51% women and distributed equally between the younger age cohorts (ages 0 to 29) and older people (ages 30-59).

Median annual household income in Area 'D' was \$40,112, with the predominate distribution of annual household income being in the \$30,000 to \$50,000 bracket (44%), and the over \$70,000 bracket (22%), as shown in Figure 3 below.

² Statistics Canada, 2006 Census

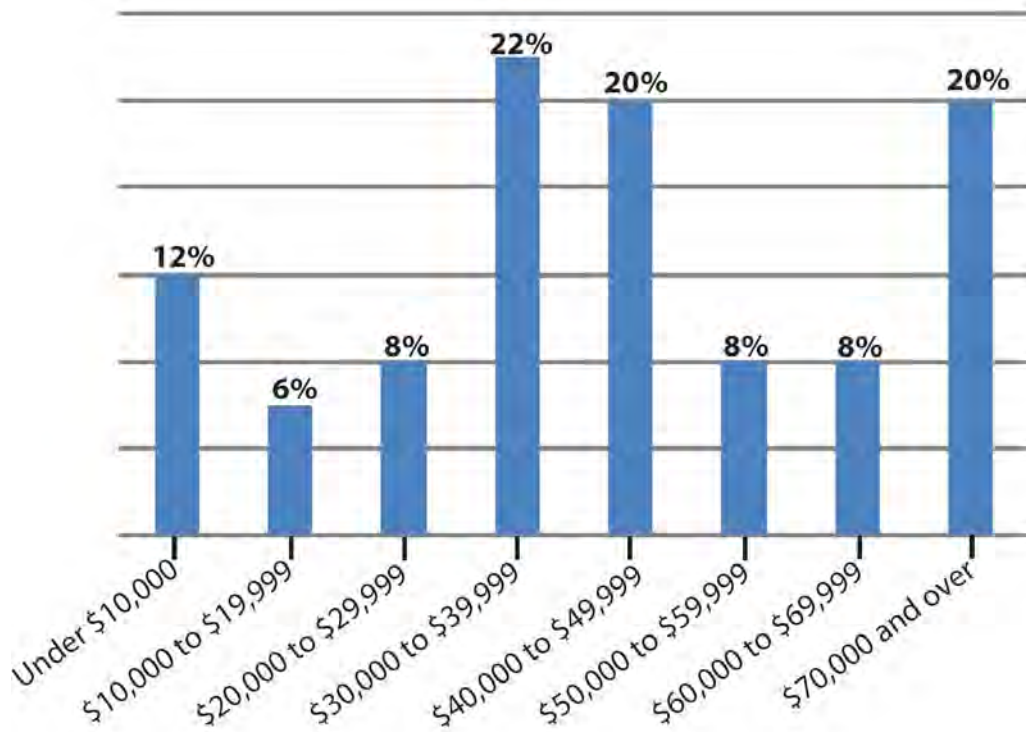


Figure 3: 2005 Household Income for Rural Graham Island (2006 Census)

Of the 245 homes with full time residents in Area D, approximately 50 (20%) of them were occupied by tenants (renters) and approximately 195 (80%) were occupied by their owners, as shown in Figure 4 below.

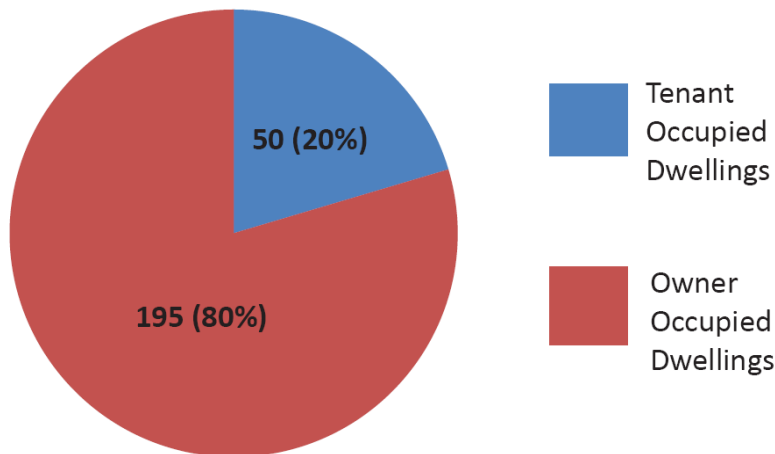


Figure 4: Tenant vs. Owner Occupied Households (2006 Census)

According to the 2006 Census, approximately 30 out of a total of 245 households (12%) were in Core Housing Need, defined by the Canadian Mortgage and Housing Corporation as households spending greater than 30% of their net income on housing. Of these, 20% of all tenant occupied households, and 10% of all owner occupied households, were in Core Housing Need as shown in Figure 5.

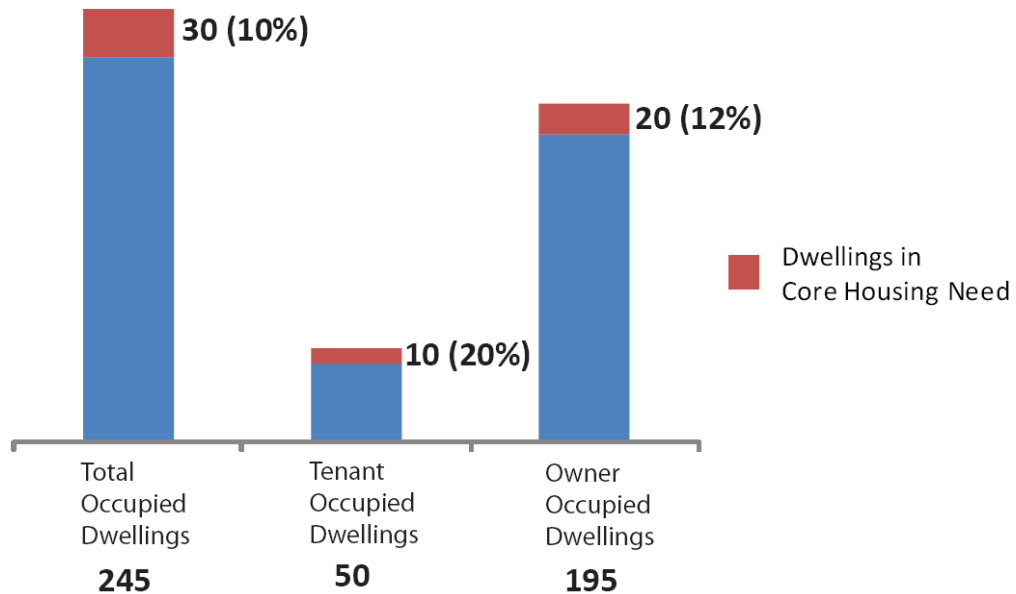


Figure 5: Core Housing Need - Tenant vs. Owner Occupied Households (2006 Census)

Haida Gwaii also has an aging population. According to BC Stats, the percentage of the population aged 65 years or over will increase from 11.2% in 2009 to 21% by 2019. This will likely put greater pressure on health and social services and increase the need for housing suitable for seniors.

PART II: OBJECTIVES AND POLICIES



4 Future Land Use and Land Use Designations

4.1 Overview

One of the primary purposes of an OCP is to identify appropriate future land uses for the planning area to help guide decisions about re-zoning and development. The OCP does not generally alter what can currently be developed on a property. Current uses are controlled by the zoning bylaw. The OCP defines the future land use of the community.

4.2 Land Use Designations

Objectives

- O1.** Clearly identify appropriate future land uses for the Planning Area to guide decisions about zoning, subdivision and development.

Policies

- P 1.** The future use and development of land shall be consistent with the land use designations depicted on the Land Use maps included as **Schedules C, C1, C2, C3, C4, C5 and C6** and as described in **Table 2: Land Use Designations**
- P 2.** A public park, church or utility is allowed in any land use designation without amendment to this plan but any buildings or structures must adhere to applicable regulations including the zoning bylaw.

Table 2: Land Use Designations

Land Use Designation	Description & Intent	Appropriate Zones for this Designation (Bylaw 192)	Minimum Lot Size according to Zoning Bylaw³	Number of residential dwellings per lot according to Zoning Bylaw⁴
Agriculture	Lands within the ALR including those that are actively farmed or could be used for farming in the future. Large lots are encouraged and subdivision is generally not supported and subject to ALC approval.	A-1	6 Ha (15 acres)	2 dwellings per lot
Rural	Areas that are to remain rural in nature. Includes small agricultural operations, and large lot rural-residential properties	R-1	1.5 Ha (3.8 acres)	1 dwelling per lot
Residential	Residential uses on smaller lots. Clustering through density averaging is encouraged.	R-2	0.8 Ha (2 acres)	1 dwelling per lot
Cluster Residential	Small, serviced lots around community cores only where specified in local area plan policies.	R-3	0.4 Ha (1 acre) for unserviced lots; or 0.2 Ha (0.5 acre) where a community water system is provided	1 dwelling per lot
		RM	2Ha (5 acres)	1 dwelling unit per 4000m ²
Sustainable Resource	Sustainable forestry and agriculture on large lots.	A-1	6 Ha (15 acres)	2 dwellings per lot
Industrial	Appropriate industrial uses.	I-1, I-2	0.8Ha (2 acre), 0.4 Ha (1acre)	Accessory residential use
Commercial	Retail and tourist accommodation uses	C-1, C-2. M-1	0.4 Ha (1acre) for C-1, C-2	1 dwelling per lot
Crown Lands	Lands under the ownership and jurisdiction of the Provincial Crown.	A-1, P-1, RS-1	6 Ha (15 acres)	2 dwellings per

³ This information is provided for convenience only and recognizes that the zoning bylaw is used to regulate lot size and is subject to change.

⁴ Ibid.

Land Use Designation	Description & Intent	Appropriate Zones for this Designation (Bylaw 192)	Minimum Lot Size according to Zoning Bylaw³	Number of residential dwellings per lot according to Zoning Bylaw⁴
	Uses as determined by Provincial Policy and Land Use Agreements. Some land uses are also subject to local government approval.	other	for A-1	lot for A-1, RS-1
Parks	Public Parks in a natural or semi-natural condition	P-1	None specified for park use	Accessory residential use
Community/ Institutional	Schools, post offices, fire-halls, churches, community halls, active recreational areas (sports fields).	P-1	None specified for civic use	Accessory residential use



5 Natural Environment and Hazards

5.1 Overview

Graham Island has a variety of marine, terrestrial and aquatic ecosystems, many of which are sensitive to the impacts of development and human activity. The natural environment is highly valued by Graham Island residents and many residents earn their living from working on and with the land. In addition, there are a number of natural hazards that can occur that can endanger human life and property and these must be managed carefully. These include risks from flooding, tsunamis, landslides and coastal erosion. Climate change is likely to increase the frequency and severity some of these risks.

5.2 Protected Areas

Objectives

- O1.** To support the Council of Haida Nations and the Province of BC to protect and conserve those lands identified in the Strategic Land Use Agreement (SLUA) as having unique environmental and recreational values deemed to warrant retention in their natural state.
- O2.** To carefully manage settlement growth so as to minimize impact on protected areas.

Policies

- P 1.** The Regional District supports the conservation of those lands identified as “Protected Areas” in the Strategic Land Use Agreement (SLUA) and related orders.
- P 2.** The principal uses on lands identified as “Protected Areas” in the SLUA should be natural open space, environmental protection, low impact recreation (including hiking and wilderness camping).

However, it is recognized that the Regional District does not have jurisdiction over the use of these lands.

- P 3.** No buildings or structures should be constructed on lands identified as “Protected Areas”, except those required for fire protection and public recreation purposes.
- P 4.** The zoning regulations should limit further subdivision of these lands by ensuring a large minimum parcel size.

5.3 Environmentally Sensitive Areas

Environmentally sensitive areas (ESAs) provide specialized habitat for wildlife, fish and plants, or are areas of significance because of their rarity or biological productivity. The planning area is one of the most ecologically diverse in Canada and faces pressure from resource harvesting, development, invasive species, climate change and coastal erosion.

The high rainfall on Graham Island has created an abundance of freshwater ecosystems that mostly teem with life. These include rivers, streams, ditches, lakes and wetlands and their surrounding riparian zones. Riparian areas slow down run-off, allow for greater infiltration of water and provide nutrients for fish and other aquatic life. Riparian areas are also important wildlife habitat.

Objectives

- O1.** To conserve biodiversity and maintain the integrity of sensitive ecosystems, habitats for rare or endangered species, areas of high ecological productivity and other areas with unique environmental and recreational features.
- O2.** To preserve the natural beauty of the Planning Area.
- O3.** To promote public awareness and understanding of sensitive ecosystems.
- O4.** To encourage the responsible use and of fertilizers, pesticides, herbicides and other substances potentially harmful to the environment.
- O5.** To control and manage introduced plant and animal species.
- O6.** To protect the natural features and functions of freshwater ecosystems and their surrounding riparian areas.

Policies

- P 1.** Maintain the integrity of environmentally-sensitive terrestrial and aquatic ecosystems. This may take the form of regulation, parks acquisition, conservation covenants or other appropriate means.
- P 2.** Work with the Council of the Haida Nation (CHN) and other legislative bodies to protect large, intact Crown land parcels that

have unique environmental values or are highly sensitive to development.

- P 3.** The Regional District will not approve changes in land use designation or zoning to private lands where these changes would likely result in significant negative environmental impacts.
- P 4.** Development adjacent to environmentally-sensitive areas should follow the “Develop with Care” Guidelines produced by the Province of BC.
http://www.env.gov.bc.ca/wld/documents/bmp/devwithcare2006/develop_with_care_intro.html
- P 5.** Development near a watercourse shall be required to be undertaken in accordance the Land Development Guidelines for the Protection of Aquatic Habitat, prepared by the Ministry of Environment, Lands and Parks' and Department of Fisheries and Oceans (1992). These can be referenced at: <http://www-heb.pac.dfo-mpo.gc.ca/publications/pdf/165353.pdf>
- P 6.** The Regional District shall designate Development Permit Areas (DPAs) for the protection of the natural environment including riparian areas.
- P 7.** For development that does not require a Development Permit, developers and landowners should protect the riparian areas of streams, lakes and wetlands from development impacts, by establishing a minimum 30 metre Streamside Protection and Enhancement Area (SPEA).

INFORMATION NOTE: Anyone considering development of lands near to a river, stream, creek or wetland should also consult the Floodplain Management Provisions of the Zoning Bylaw (192). Certain types of development proposed within these areas must also obtain a Development Permit and conform to the Development Permit Area guidelines (refer to section 13).

- P 8.** The Regional District may require additional environmental studies or information about the impact of the proposed development to be provided before approving an OCP amendment or zoning bylaw amendment or recommending approval subdivision. The costs of providing such information are to be borne by the applicant (Refer to section 13).
- P 9.** Landowners are encouraged to use voluntary conservation covenants and other tools to protect environmentally sensitive areas. The Regional District will assist in this regard where resources allow.

INFORMATION NOTE: Approval of the Agricultural Land Commission is required for any covenant in the Agricultural Land Reserve. The Commission rarely supports covenants that restrict agriculture.

- P 10.** The establishment of tree-cutting set-backs from property boundaries or other preventative measures is encouraged to diminish the potential for “blow-down” on neighbouring properties when landowners create openings in forested areas. Landowners and tree cutters should refer to the Windthrow Handbook for British Columbia Forests.
<http://www.for.gov.bc.ca/hfd/pubs/docs/Wp/Wp01.pdf>
- P 11.** The Regional District may introduce a bylaw to prevent the cutting of trees on private lands that are not in managed forests where danger of windthrow or slope instability could be caused by the cutting of trees.
- P 12.** All property owners shall be encouraged to leave a strip or area of trees and vegetation along the periphery of their property for reasons of habitat for wildlife, neighbourhood privacy and maintenance of the island’s rural character.
- P 13.** Land owners are encouraged to plant tree species that are native to Graham Island.
- P 14.** Owners of lands or trees bearing nests of great blue herons, bald eagles and other raptors are encouraged to implement voluntary stewardship measures to permanently protect a buffer around these nests. For example: conservation covenants; tree retention; donation or sale of sensitive areas to a preservation agency such as Nature Conservancy, BC Nature Trust and Ducks Unlimited. Regional District may consider measures such as density transfer to support these efforts where warranted. Owners should refer to Table 4-2 in Section 4 of *Develop with Care* to identify recommended buffer distances.

INFORMATION NOTE: It is illegal under the BC Wildlife Act to disturb trees bearing nests of great blue herons, bald eagles and certain other raptors.

- P 15.** For environmentally-sensitive areas that are especially sensitive to human use, the Regional District may work with the CHN and provincial agencies to limit public access to sites where it is deemed necessary to protect the environmental integrity of the site.

Advocacy Policies

- P 16.** The Ministry of Transportation & Infrastructure is requested to consider the above policies when approving new roads, subdivisions and expansion of highway infrastructure.
- P 17.** The Province is encouraged to reduce the property taxes of landowners who establish a conservation covenant on a portion of their property to permanently protect the natural habitat.
- P 18.** Government agencies should use Canadian-approved pesticides, herbicides and fungicides only as directed on the label, as part of an integrated pest management approach and only after all other measures have proven ineffective. Chemical means should not be resorted to simply because they are less expensive.
- P 19.** Controlling the spread of invasive species is everyone's responsibility. All users and managers of lands should take appropriate action to halt the introduction and control the spread of invasive species.

5.4 Marine and Shoreline Eco-systems

Marine and shoreline ecosystems are often ecologically productive, highly sought after for development and can be hazardous and sensitive to environmental disturbance. Marine and shoreline ecosystems include sand and pebble beaches, rocky shorelines, mudflats, sand dunes, estuaries and nearshore areas. These areas support a rich marine life, are an important source of food for island residents, are a key focus of recreational activity and also support the island economy. Marine areas are a key focus of recreation activity and food gathering for residents and tourists. In some areas, access to the marine foreshore has been limited by development and private land holdings. Shorelines are constantly moving, changing and evolving in response to the influence of natural forces such as winds and tides. Too often, we have tried to immobilize shorelines through the use of armouring and seawalls. However, this can result in destabilizing the shoreline processes and disruption of the marine ecosystem.

The 21st century is also expected to witness a continued rise in sea levels in BC due to climate change related factors as well as vertical movements of land. Potential impacts of sea level rise on Haida Gwaii include:

- More frequent and extreme high water levels
- Increased erosion and flooding potential
- Increased risk to coastal infrastructure, as well as increased maintenance and repair costs
- Loss of property due to erosion
- Loss of habitat and reduced biodiversity
- Saltwater intrusion into coastal aquifers

- Loss of cultural and historical sites

Objectives

- O1.** To protect and manage marine and shoreline ecosystems and minimize the impact of development on the marine and foreshore environment.
- O2.** To maintain the integrity of natural shoreline processes where possible.
- O3.** To minimise pollution from human use of the foreshore, estuaries, surrounding waters and adjacent upland, and to maintain the purity of coastal waters.
- O4.** To protect the natural and scenic values of the coastline that provide Graham Island with its rural marine character.
- O5.** To encourage responsible public access and enjoyment of the marine foreshore.
- O6.** To provide opportunities for the commercial use of the foreshore and coastal waters provided such uses do not detract from the environmental integrity or the use and enjoyment of the shoreline by the public or existing upland property owners.
- O7.** To manage and adapt to the impacts of climate change and sea level rise.

INFORMATION NOTE: Sand dunes protect upland areas from the impact of the ocean and provide valuable bird and wildlife habitat. Dunes are highly sensitive to human use and development. Development and vehicle traffic can quickly destroy the sensitive vegetation that holds the sand in place, making the dune vulnerable to wind and water erosion. While no specific policies are included in the OCP regarding dune protection, efforts should be made to protect sand dunes in the area through education, signage, encouraging restricted use during sensitive nesting seasons and directing foot traffic mainly to existing sand trails.

Policies

- P 1.** Except where armouring of the foreshore is important to protect property and infrastructure, natural coastal processes shall be left undisturbed to the maximum extent possible and there shall be no deposition or removal of material from below the natural boundary of the ocean unless a permit is issued by the Provincial Government authorizing such activity.
- P 2.** Commercial and Industrial activity in and around marine shorelines is supported as an important part of a thriving economy. However, in order to minimize the environmental impact, it is intended that this commercial and industrial activity be focused in a limited number of areas.

- P 3.** Marine-based housing (live-aboards) may be supported on the condition that: 1) it can be demonstrated that the environmental consequences, particularly with respect to sewage, are minimal; 2) that it does not unduly interfere with the enjoyment of the area for recreation and food gathering; and 3) some benefit to the community is demonstrated.

INFORMATION NOTE: Anyone considering development of lands near to the Ocean should consult the Floodplain Management Provisions of the Zoning Bylaw (192) and the Development Permit Area provisions in Section 13 of this OCP.

- P 4.** Maintain as needed the existing log storage, sorting and booming areas, while minimizing the further expansion of these areas.
- P 5.** Encourage and promote community stewardship activities including retention of natural vegetation, shore cleanup, and reducing the use of substances that may be harmful to the environment.
- P 6.** Owners of properties adjacent to the natural boundary of the ocean are encouraged to retain natural vegetation on land sloping towards the shoreline.
- P 7.** Oceanfront property owners are encouraged to properly maintain and empty septic systems on a regular basis.
- P 8.** Establish waterfront parks and recreational areas that encourage passive recreation and activities that consider the characteristics of the shoreline.
- P 9.** Participate in the proper coordination and cooperation between appropriate legislative bodies to assist in comprehensive management of marine areas. Where appropriate, the Regional District should work with the appropriate legislative bodies to designate 'marine protected areas'.
- P 10.** The Regional District will work with the Ministry of Transportation & Infrastructure to maintain public access to marine foreshore areas and facilitate public access to the marine foreshore by providing adequate signage and appropriate clearing of vegetation from existing public right of ways.

Advocacy Polices

- P 11.** Open net finfish farming is not supported in the marine waters of the Rural Graham Island Planning Area.
- P 12.** Shellfish farming for molluscs (mariculture) is supported where it can be demonstrated that there will be no adverse environmental impact. Any proposal to establish mariculture rearing and

harvesting operation in the planning area shall be subject to rezoning and shall not be permitted in areas that are:

- a. traditionally used for recreation or for moorage of local vessels or for the landing of seaplanes;
- b. in front of a residential neighbourhood; or
- c. environmentally sensitive to such development.

P 13. Wilderness development such as fishing, hunting and eco-tourism lodges may be supported where sustainable practices of fishing, fuel handling and waste disposal are used and where such activities do not compromise marine, shoreline or ecological values. The Regional District will work with the CHN and the Province to develop guidelines for allowable intensity of use in remote areas. Lodges are encouraged to use local labour and supplies.

P 14. Hydrocarbon exploration and development activities within coastal waters are not supported.

P 15. Fisheries and Oceans Canada is encouraged to:

- a. monitor and regulate aquaculture practices to ensure a sustainable marine environment;
- b. protect herring spawning areas; and
- c. prohibit discharge of sewage from private and commercial vessels in areas of poor tidal flushing.

P 16. The Ministry of Agriculture and Lands is encouraged to minimise the excavating, removal or moving of sand, gravel, rock or other natural deposit from the foreshore or the addition of these or other materials to the foreshore except where armouring of the foreshore is important to protect property and infrastructure.

P 17. The Federal and/or Provincial government is requested to designate environmentally sensitive marine areas as 'marine protected areas' based on scientifically determined values.

P 18. The Province of BC, the Federal Department of Fisheries and Oceans (DFO), and the Council of the Haida Nation (CHN) are requested to work together with the Regional District to identify prime locations where shellfish farming operations could be established without impacting on other resources, the environment or adjacent upland owners.

P 19. The Ministry of Transportation & Infrastructure is encouraged to maintain in good repair public right of way access points to the oceanfront.

P 20.The Ministry of Transportation & Infrastructure is encouraged to use rock of suitable durability (e.g. granite not basalt) for protecting Highway 16 along the east coast of Graham Island. This will ensure durability of Highway protection and avoid pollution of the beach with introduced materials.

5.5 Natural Hazards

Flooding, tsunamis, wind storms, debris slides, and steep slopes are the most significant natural hazards on Graham Island. Hazard prone areas are not well suited to development involving permanent structures. However, historically people have been attracted to living near the ocean edge for a variety of reasons. Development on or near slopes can create an array of environmental issues from erosion, slope stability concerns, surface water drainage changes and visual impacts.

The Island is especially susceptible to sea level rise, wind storms and storm surges, especially those settled areas around the highway and in the north. Tsunamis present a risk to many low lying coastal areas.

Objectives

- O1.** To manage the risk of natural hazards and minimize impacts to human health and property.
- O2.** Where feasible to direct development away from locating on sites which could be potentially hazardous.

Policies

P 21.Development should not be permitted on land which has a slope of 25 degrees (46%) or greater, except in the case where a report certified by a Professional Engineer with experience in geo-technical engineering is provided at the land owner's expense, specifying whether or not the land is suitable for development and what precautionary measures are required to ensure human safety and the integrity of the lands and adjoining lands.

INFORMATION NOTE: Anyone considering development of lands on steep slopes or near areas prone to flooding should consult the Floodplain Management Provisions of the Zoning Bylaw (192) and the Development Permit Area provisions in Section 13 of this OCP.

P 22.In order to minimize impacts on areas with slopes greater than 20%, development will be limited by retention of larger lot sizes or clustered development. Zoning for these properties should reflect this requirement.

- P 23.**Development within floodplains will be regulated through the zoning bylaw.
- P 24.**Developers and property owners should retain existing vegetation on steep slopes to prevent erosion and slope instability.
- P 25.**Divert drainage away from areas that may be prone to slumping or erosion.
- P 26.**Buildings and their sites should conform to the topography of the slope where possible, rather than rely on the creation of artificial benches.
- P 27.**As funds allow and information becomes available, map natural hazards within or close to settlements including sea level rise, steep slopes, unstable soils, active floodplains including floodplains associated with small watercourses or lakes and areas of tsunami risk. Use this information to update the policies in this plan and the zoning bylaw.

5.6 Climate Change Adaptation and Mitigation

On May 29, 2008 Bill 27 [Local Government (Green Communities) Statutes Amendment Act] received Royal Assent. Bill 27 amended the Local Government Act and other Provincial regulations to provide new tools for climate change adaptation and mitigation, and to require that local governments to include targets, policies and actions regarding climate change adaptation and mitigation in their official community plans.

Major sources of greenhouse gases on Graham Island are electricity use by homes and businesses, grid-scale electricity generation using diesel and vehicle fuels.

Graham Island is susceptible to future climate change impacts including increasing coastal erosion, storm-surge damage and flooding, more frequent disruptions to critical transportation services, washout of coastal sections of Highway 16, rising costs of infrastructure maintenance and changes to coastal habitat and species abundance (crabs, clams) that will affect both commercial and sport fishing.⁵

It is important, therefore, that we reduce our emissions of greenhouses gases that can cause climates change while also preparing for and adapting to changes that are likely already underway.

Objectives

- O1.** To establish the importance of energy efficiency, energy security, greenhouse gas emissions reduction, and carbon cycling in land use, site planning, building design and transportation.

⁵ Lemmen, D.S, Warren, F.J. and Lacroix, J. (2008). From Impacts to Adaptation: Canada in a Changing Climate 2007. Government of Canada, Ottawa, ON.

- O2.** To promote the use of renewable energy and the development of renewable energy sources.
- O3.** To work with other agencies, stakeholders and the community to reduce gas emissions by at least 10% below 2007 levels by 2020 and 25% below 2007 levels by 2050.
- O4.** To give consideration to the mitigation and impacts of climate change in all land use, development and infrastructure decisions.
- O5.** To adapt to the impacts of climate change and develop settlement patterns, buildings and infrastructure that are resilient to the impacts of climate change.

INFORMATION NOTE: At the time of adoption, the Province has not generated a Community Energy and Emissions Inventory specifically for Haida Gwaii and therefore, the scale of existing emissions (baseline) is not well known.

Policies

- P 1.** Applicants proposing changes to the OCP or the zoning bylaw to facilitate development will be asked for information regarding measures they are proposing to reduce greenhouse gas emissions and/or improve energy efficiency.
- P 2.** The Regional District will encourage the use of energy efficient building techniques and equipment in new and existing buildings.
- P 3.** The Regional District will encourage the development of small, site-scale, low impact renewable energy systems (also refer to section 9).
- P 4.** The Regional District will give priority to applications that are proposing to demonstrate best practices in energy efficiency and use of renewable energy resources.
- P 5.** The Regional District will consider the use of the Local Government Act Development Permit provisions to encourage energy efficiency, water conservation and the reduction of greenhouse gas emissions.
- P 6.** The Regional District will work with the Council of Haida Nations, Province of BC and conservation organisations to promote land conservation and forest stewardship as a cost effective and important climate change mitigation strategy.
- P 7.** Promote local food production as a significant step to reducing food related transportation costs and greenhouse gas emissions.
- P 8.** Study the risks associated with climate change and rising sea levels and develop appropriate policies and regulations to mitigate those risk including amendment to this OCP where necessary.
- P 9.** Ensure the zoning bylaw requires appropriate setbacks from the Ocean to reduce the risk of storm and erosion related damage.

Advocacy Policies

- P 10.** BC Hydro is encouraged to enable a transition away from using diesel to generate grid-scale electricity to a low carbon electricity supply.
- P 11.** The Province of BC is requested to develop a Community Energy and Emissions Inventory specifically for Haida Gwaii. This inventory should also consider the carbon sequestration of forested lands.
- P 12.** The Province of BC and BC Hydro is requested to provide incentives for residents and businesses to improve energy efficiency and reduce GHG emissions.



6 Managing Growth and Development

6.1 Overview

Land use affects a great many issues on rural Graham Island including rural character, transportation, protection of the natural environment, housing choice and how agriculture is practised.

A central philosophy of this plan is to retain, protect and enhance the current rural character of Graham Island, its agricultural and forest land base and environmentally sensitive areas, while allowing for modest, low-impact growth within well defined limits. Some of this growth may take the form of rural hamlets that further define and enhance the character of rural settlement areas while providing additional choice of services and accommodation to both residents and visitors. Other growth may occur in well defined expansion areas adjacent to existing settlements when a need for expansion can be demonstrated.

Therefore, the broad land use framework established by this plan is premised on focusing new growth within or adjacent to existing settled areas. This will serve to maintain and protect the rural landscape and viability of agricultural areas within the planning area.

6.2 Growth Management and Development

Objectives

- 01.** To protect and enhance the current rural character of Graham Island, while allowing for modest, low-impact growth within well defined limits.
- 02.** To direct future residential growth towards established settlement areas.
- 03.** To ensure that land use changes and development respect the local character of Graham Island and are appropriately paced and designed.

Policies

- P 1.** New development within Area D shall occur primarily within the boundaries of the local planning areas of Tlell, Tow Hill, Graham Central/Masset Inlet and Lawnhill/Miller Creek shown on Schedule C.
- P 2.** Expansion of settlement areas into Crown land may occur where it can be demonstrated that:
- a. the needs for such development cannot reasonably be met on private lands;
 - b. the expansion is supported by the community; and
 - c. a comprehensive plan which illustrates how the subject lands can be developed in compliance with the policies contained within this plan, and the phasing of such development has been submitted and approved by the Regional District.
- P 3.** Future development activity should only be permitted to occur at a scale and rate of growth that is respectful of:
- a. community-held values pertaining to the environment;
 - b. Rural Graham Island's rural qualities and character;
 - c. Rural Graham Island's limited infrastructure; and
 - d. The requirements of the applicable regulatory land use bylaws.
- P 4.** Any cost associated with the provision of additional local infrastructure required due to land development shall be borne by the developer as a condition of development approval.
- P 5.** Applications for amendment to this OCP or for re-zoning property will be required to include:
- a. details concerning the potential environmental impacts of any proposed development;
 - b. a plan and specifications detailing how water supply and sewage disposal for the intended use are to be provided; and
 - c. such other requirements as the Regional District may reasonably deem necessary in adequately reviewing the application.
- P 6.** In considering applications for changing the designation or zoning of any lands for the purpose of development the following must be considered in addition to other policies in this OCP:
- a. soil conditions should be confirmed with regard to their:
 - stability for development;
 - drainage capability for run off;
 - potential for flooding;
 - slope and topography for building site selection; and

- ability to absorb effluent
- b. the adequacy of potable water to support a proposed development, including from dug or drilled well, watercourse, cisterns or other water storage devices approved by the applicable health official;
 - c. the new development should not jeopardize the quality and quantity of water supplies of neighbouring properties;
 - d. the impact of any new development on existing public services and infrastructure and the ability to accommodate any deficiencies in such services or infrastructure at minimum public cost should be examined;
 - e. the impact of changes to runoff water and drainage should be planned for and controlled to prevent damage to adjacent and downstream properties;
 - f. future land uses should be located so that their appearance and impact are compatible with and do not degrade or otherwise negatively impact the natural environment, community resources, or the views or character of existing land uses;
 - g. the protection of environmentally sensitive areas, especially sensitive wildlife habitat in intertidal, estuarine, stream and riparian areas, must be addressed (refer also to section 5); and
 - h. developments should be grouped together so as to maintain substantial areas of greenbelt (undeveloped areas) between developed areas.
- P 7.** Owners of land applying for subdivision may be required to provide up to 5% of the subdivided land or cash-in-lieu for park purposes in accordance with the Local Government Act.

INFORMATION NOTE: According to the Local Government Act, parkland is not required for subdivisions of 3 parcels or less, consolidations of land or subdivisions where the smallest parcel created is larger than 2 hectares.

6.3 Community Cores

Community Cores are intended to be vibrant and walkable community nodes that cluster community scale commercial and civic uses in order to provide a focal point and heart for the community. Graham Island already has a number of established village centres in Masset, Port Clements, Village of Queen Charlotte, and Skidegate that serve all island residents and it is not intended to replicate these. In contrast, Community Cores are intended to function as community focal points for the established settlement areas of Rural Graham Island and to create a small scale economic, social, and cultural heart for each of these areas. In some cases,

it may be appropriate to gather residential uses on smaller lots around these nodes to allow residents to easily walk or cycle to the core. This can be especially valuable for young or aging residents who are unable to drive as well as for those who prefer to live without a vehicle. Depending on the policies within the Local Area Plan sections of this OCP, these community cores may or may not be surrounded by smaller residential lots.

Objectives

- O1.** To establish or enhance the development of mixed use community cores as community focal points and gathering places for each settlement area.
- O2.** To promote a scale and range of commercial activity which addresses the service needs of Rural Graham Island residents and visitors.

Policies

- P 1.** Appropriate locations for Community Cores are shown on the local area plans. However, other locations may also be considered.
- P 2.** Community cores may accommodate a range of land uses including Community/Institutional, Park, Commercial, Rural, Residential and Cluster Residential.



7 Residential Uses

7.1 Overview

The location, type, layout, mix and design of housing within Rural Graham Island are crucial to the future sustainability of the Island and the overall quality of life of its residents. The housing objectives and policies in this section reflect the guiding principles of this plan while maintaining and enhancing the established rural character and function of the island and providing diverse housing choices that foster social diversity and allow residents the opportunity to “age in place”.

7.2 Housing and Residential Subdivision

Well-balanced communities have housing opportunities for people from all age groups, life stages, family types, lifestyle choices, financial situations and special needs. Housing development should enhance and complete the community and minimize impacts on the natural environment.

On Rural Graham Island, most homes are situated on large parcels which in many cases are also used for small-scale agriculture, tourism uses or other types of home based businesses and cottage industries. The policies of this plan are intended to encourage and enhance agricultural uses and suitable home based businesses on residential and rural properties regardless of their size or location within the community to enhance the established ethic of self sufficiency of Rural Graham Island residents, and to create local job and business opportunities for them.

Objectives

- 01.** To ensure that housing options are sensitive to the natural environment and rural character of rural Graham Island.
- 02.** To promote a form of residential development on Rural Graham Island which retains a set of distinct settlement areas physically separated from one another by tracts of undeveloped land retained largely in its natural state.

- O3.** To require new housing development to be supported by adequate water supply and sewage disposal systems.
- O4.** To ensure that any new residential development accommodated in the planning area is undertaken in a manner which is respectful of the privacy of adjoining property owners.
- O5.** To preserve rural lands for rural purposes rather than being considered as a reserve for future residential, commercial or industrial uses.

Policies

- P 1.** The location of lands designated for Residential and Rural purposes are shown on **Schedules C, C1, C2, C3, C4, C5, and C6.**
- P 2.** The majority of new residential growth should be accommodated in areas identified as Rural or Residential. The further designation of land for rural or residential purposes is conditional on a review being undertaken of existing rural and residential land availability in the same local planning area.
- P 3.** Rural lands are intended to be retained for low density residential and agricultural uses over the long-term.
- P 4.** In order to maintain the privacy of homes on larger lots, the zoning bylaw should require buildings to be generously set back from side lot lines except in the case of small lots where this is not feasible.
- P 5.** Illumination from on-site lighting should be confined to the property itself and should not be directed towards the sky, neighbouring properties or natural areas.
- P 6.** Cluster development and density averaging is encouraged when creating new residential subdivisions adjacent to sensitive ecosystems. This is intended to allow a tighter grouping of houses on the most buildable portions of a site in exchange for retaining a large portion of the land in a natural state.
- P 7.** In the case of density averaging, the maximum number of lots which may be created is equal to the total area of the parent parcel divided by the average parcel size permitted in the applicable residential designation. Any remainder parcel and new lots created from the parent parcel which are larger than the permitted average parcel size shall be required to have a covenant registered on title limiting the number of additional parcels (if any) which may be created.
- P 8.** The remaining open space created as a result of clustering should be used for public recreation or conservation purposes.

- P 9.** Cluster developments must demonstrate a plan for water supply and sewage disposal that meets with all applicable regulations.
- P 10.** Unless otherwise stated, the residential policies of this plan shall be equally applicable to:
- a. fee simple lots created pursuant to the Land Title Act; and
 - b. strata lots created pursuant to the Strata Property Act.
- P 11.** Strata subdivisions are generally not supported.
- P 12.** The Regional District will review and update the Zoning Bylaw to include maximum lot coverage provisions for each zone to ensure farmland is protected and development is in keeping with the rural character of the land.

Advocacy Policies

- P 13.** The Regional District will work with the Subdivision Approving officer to ensure that:
- a. Public roads provided to service new subdivision parcels respecting land in proximity to an existing community should, where practical, be encouraged to connect to that community's existing public road network.
 - b. In cases where road access connection to Rural Graham Island's public road network is not practical, parcel access by water (from the sea) should only be considered in locations where a public road right-of-way may be constructed providing each lot created in the subdivision with access to a location fronting on navigable water which is able to reasonably accommodate a site for boat moorage.
 - c. The Regional District may consider the dedication of land for a trail as a means of fulfilling the requirement for park land dedication at the time of subdivision. In such cases, the trail alignment should be developed in cooperation with existing landowners.
 - d. Trails acquired by the above means are encouraged to provide inviting shortcuts and connections within and between neighbourhoods, link access points or be for nature trail purposes.
 - e. In the case of a subdivision of greater than ten parcels the phased development of parcels is encouraged as a means of diffusing the impact of subdivision activity on the surrounding neighbourhood.
 - f. In order to avoid the proliferation of long, narrow parcels being created in the planning area, as provided for in Section 944 of the Local Government Act, the subdivision provisions of the Electoral Area "D" zoning bylaw should be amended to specify a requirement for a larger minimum frontage on a highway.

7.3 Affordable, Supportive and Accessible Housing

Objectives

- O1.** To support the development of diverse housing types and parcel sizes to accommodate the various housing needs of existing as well as future residents, and to meet the changing needs of residents as they age.
- O2.** To encourage the establishment of affordable and special needs housing to serve the changing needs of Rural Graham Island's residents.

Policies

- P 1.** The Regional District Board may encourage the provision of affordable housing and special needs housing through rezoning, amenity zoning and partnerships with organizations specializing in the provision of this type of housing.
- P 2.** Applications for land use designation changes and zoning changes to accommodate special needs housing will be considered based on individual merit.
- P 3.** The provisions of Section 905 (Housing Agreements for Affordable and Special Needs Housing) of the Local Government Act may be used as a means of accommodating the need for affordable housing for seniors and other groups with special needs in Rural Graham Island.
- P 4.** Proposals for multiple unit building forms that allow people to remain in the community as they age, including various forms of supportive housing and care facilities may be considered especially within or adjacent to Community Cores.
- P 5.** The amenity bonus provisions of the Local Government Act will be considered where appropriate to help achieve specific social and environmental goals such as seniors and special needs housing, affordable rental housing, low impact and energy efficient site and building design including cluster housing, and/or additional parkland and open space.
- P 6.** Residential cluster development and small lot sub-divisions are encouraged on lands designated as Rural Residential and Residential and as a means of providing smaller, more affordable forms of housing.
- P 7.** Allow detached accessory dwellings (such as garden suites, "granny flats" or guest cottages) up to 900 sq. ft. in size on parcels equal to or greater than 1.5 Ha. in size.
- P 8.** Alternative housing tenures such as co-housing and cooperative housing are encouraged, especially within or adjacent to

Community Cores and where these meet an affordable housing need.

INFORMATION NOTE: Co-housing is a form of intentional community comprised of private homes with full kitchens, supplemented by extensive common facilities such as laundry facilities, office space, communal dining and shared gardens etc.

7.4 Home Based Businesses

Objectives

- O1.** To make allowance for low impact, small-scale home occupational uses as a means of providing employment opportunities on Rural Graham Island without requiring land to be designated for commercial purposes and while maintaining the quality and character of the rural environment.

Policies

- P 1.** Subject to compliance with the applicable regulations in the zoning bylaw, home occupational uses on agricultural, rural and residential parcels are recognized as an important means through which residents may carry out a broad range of home-based business activities, without requiring commercial or industrial zoning.
- P 2.** The Regional District Board through zoning regulations may specify conditions of use, including with respect to: defining the types of uses permitted as home occupational uses, the maximum area of a building which may be used for a home occupational use, parking, signage, noise, the number of non-resident persons who may be employed on the parcel, and related considerations.
- P 3.** Bed and breakfast accommodation shall be permitted as a home occupational use subject to it being located in the principal dwelling and/or permitted accessory building(s). The Regional District Board in the zoning regulations may specify other conditions, including a limit on the number of guest accommodation rooms provided based on the size of the parcel.



8 Commercial Uses, Working Lands and Economic Development

8.1 Overview

Working lands and commercial uses are important contributors to the local economy and the community's ability to create local jobs and improve the self sufficiency of the island economy and island residents. The objectives and policies in this section are premised on supporting local community economic development activities in the planning area that complement the existing commercial centres in Port Clements, Skidegate, Village of Queen Charlotte, and Masset. The provision of some local serving, small-scale commercial uses located centrally within the established settlement areas of Rural Graham Island can create local jobs, reduce travel needs, and enhance the social vibrancy of these areas.

Priorities for economic development on Graham Island include value-added wood processing, small-scale manufacturing, small scale retail, agri-food, education, film. Economic development should be primarily geared to the benefit of local communities.

Tourism activities and related service uses are key aspects of the islands economy, a range of which are encouraged within rural Graham Island and supported by the land use framework of this plan. Agricultural land, forest land and industrial land continue to be important resources. Land-use designations in this plan are intended to maintain a viable amount of appropriate industrial and commercial lands for the working landscape, acknowledging the supply of these land uses outside the planning area.

8.2 Commercial and Marine Commercial Uses

Objectives

- 01.** To promote a scale and range of commercial activity which addresses the service needs of Rural Graham Island residents and visitors.
- 02.** To ensure existing bona fide commercial uses in the planning area are designated as commercial and, where appropriate, designate additional sites for future

commercial uses, while encouraging larger scale commercial activities to locate within the island's existing municipalities and larger settlement areas outside the planning area.

- O3.** To allow for a range of tourist recreational and visitor accommodation outlets and locations which cater to the needs of people visiting Rural Graham Island, provided such uses are located in a manner which does not negatively affect the surrounding neighbourhood or the natural environment.
- O4.** To support the establishment of low impact, environmentally sensitive and educational tourism-based activities which provide local employment.

Policies

- P 1.** The Commercial land use designation shown on **Schedules C, C1, C2, C3, C4, C5** and **C6** identifies the desired location of general commercial, visitor accommodation, retail and marine commercial uses. These varying uses shall be recognized as separate zoning designations in the Electoral Area D Zoning Bylaw.
- P 2.** The island's existing communities of Masset, Old Massett, Port Clements, Skidegate and Queen Charlotte (all located outside of the planning area) are recognized as the main locations for commercial and industrial activity on Graham Island.
- P 3.** The Regional District Board may consider the designation and rezoning of additional sites for commercial use based on compliance with the following criteria:
 - a. the design and site layout can be well integrated into the existing land use pattern;
 - b. ensuring the proposed use and development have a positive net benefit for the local economy, including implications for local (direct and indirect) employment which would be generated;
 - c. parcel access and egress can be provided safely and adequate off-street parking is provided;
 - d. appropriate sewer and water services be provided on the parcel;
and
 - e. the size of development proposed is in keeping with existing development in the community and considers the scale of adjacent development.
- P 4.** Applications for approval to develop additional tourist recreational and visitor accommodation commercial uses shall be evaluated based on individual merit where all of the following criteria can be met:

- a. public access to the foreshore or an adjacent public recreation site is not reduced;
 - b. the proposed development is to be developed in a manner which reflects and is sensitive to the character of surrounding properties;
 - c. the site has good road access and the development will not create traffic on residential streets that would exceed that normally experienced in a residential neighbourhood;
 - d. appropriate sewer and water services are provided for on the parcel;
 - e. existing trails and important natural features on the parcel are retained and public use of the trails is maintained; and,
 - f. adequate off-street parking is provided to accommodate the development.
- P 5.** Businesses such as lodges, hotels and B & Bs may be required to demonstrate adequate housing is available for employees before development approval is granted.
- P 6.** Senior levels of government are encouraged to recognize that upland development to support marine commercial activity best achieves the community goals set out in this document.
- P 7.** Prior to the future zoning of any new sites for marine-resort or tourist commercial purposes, GIAPC and Regional District Board will consult with the CHN and the community to evaluate the acceptability of such a use. Any decision should address considerations such as:
- a. Not reducing public access to the foreshore or an adjacent public recreation site;
 - b. the proposed development being at a scale which does not detract from the character of surrounding properties;
 - c. designating existing trails and important natural features on the upland portion of any site for public use; prohibiting sewage disposal in the bays and inlets in the planning area;
 - d. ensuring no negative environmental impact or pollution of Rural Graham Island's marine waters
 - e. ensuring the proposed use and development have a positive net benefit for the local economy, including implications for local (direct and indirect) employment which would be generated; and,
 - f. demonstrating the scale of operation, means of access, methods of sewer disposal and water supply, and siting and location of buildings and structures are consistent with the policies and guidelines of this plan.

- P 8.** As a means of regulating the form and character of a marine commercial use and, in cases where warranted, ensure the protection of areas deemed to be environmentally sensitive, the Regional District Board may designate a marine commercial site as a development permit area.

Advocacy Policies

- P 9.** The Province, the Federal Department of Fisheries and Oceans (DFO), the Council of the Haida Nation (CHN) and the Regional District should work together to identify dispersed locations where marine commercial outlets could potentially be established in the future, in a manner which recognizes the interests and objectives of all parties affected by such operations.
- P 10.** The Provincial and Federal Governments are encouraged to restrict water based fishing lodges.
- P 11.** The Provincial government is urged to identify and undertake changes to the provincial property tax system so that floating camps may be assessed and taxed during their season of operation in the area they operate.

8.3 Farmland, Food & Agriculture

Agriculture uses are key aspects of Graham Island's economy, self-sufficiency and identity particularly in the areas surrounding Tlell and Lawnhill/Miller Creek. Agriculture is also a valuable contributor to the region's food security and crucial to future sustainability of Haida Gwaii as a whole given the remote location of the Island and the high cost of bringing food from off island. Much of the agricultural land in the planning area is located in the provincial Agricultural Land Reserve (ALR), which was established to protect land that is suitable and capable of supporting agriculture from being developed for non-agricultural uses and from being subdivided into parcels sizes that cannot support commercial agricultural uses. The amount of land on Graham Island capable of supporting commercial agriculture is very limited and all efforts should be made to protect these lands.

Objectives

- 01.** To protect lands and encourage production within the Agricultural Land Reserve in the face of increased regional development pressure.
- 02.** To pay particular attention to the agricultural capability of the land in the Agricultural Land Reserve when reviewing non-farm related proposals.
- 03.** To encourage agricultural lands to be retained in parcels large enough to support commercial agricultural uses.
- 04.** To encourage initiatives that support farming and other agricultural pursuits.

- O5.** To increase local food production, processing and marketing as a means of improving the region's food security and reducing dependence on carbon-intensive, off island food sources.
- O6.** To support agricultural practices that do not adversely affect the environment or reduce the land's capability for continuous farm use.
- O7.** To enhance resident and visitor experiences by developing a unique, well recognized food culture.

Policies

- P 1.** Support the Agricultural Land Commission's objective of preserving agricultural lands and maintaining these lands in parcels large enough to support commercial agricultural uses.
- P 2.** Lands within the ALR shall generally be designated as "Agriculture" in this Plan with some exceptions.
- P 3.** Subdivision of lands within the ALR shall generally not be supported. However, if it can be demonstrated that the land is not capable of supporting agriculture and if there is clear community support, the Regional District may support a "Rural" designation (which permits a smaller lot size).

INFORMATION NOTE: All subdivision of lands with the ALR requires the approval of the Agricultural Land Commission as well as the Ministry of Transportation & Infrastructure. For lands situated within the ALR, the provisions of the Agricultural Land Commission Act and those of the Local Government Act must be taken into account in any land use or development application being reviewed by the Regional District.

- P 4.** While the Regional District endeavours to protect agricultural lands in larger lot sizes, it fully recognizes the contribution of existing smaller farms and properties used for small-scale agricultural purposes.
- P 5.** Exclusion of land from the ALR shall not be supported without clear demonstration by a qualified agrologist that the parcel in question does not have the capability to support agriculture. The impact of exclusion on adjacent properties should also be taken into account.
- P 6.** Any new development on lands adjacent to ALR lands may be required to provide berms, landscaped buffer areas, and/or fencing next to the property line between the farm and the non-agricultural use in accordance with the Ministry of Agriculture and Lands *Guide to Edge Planning*.

- P 7.** The Regional District will recognize and support normal farm practices as defined by the Farm Practices Protection (Right to Farm) Act on lands zoned for agriculture in the vicinity of residential areas. A significant amount of settlement areas within Rural Graham Island consists of agricultural land, and certain uses with possible undesirable side effects, such as odours from fertilizers and animal noises are to be expected in an agricultural area. In the case of conflict with adjacent development, the agricultural use will generally be favoured.
- P 8.** Support drainage, water management and irrigation projects that improve the productivity of farmland and participate in suitable programs offered by senior government agencies.
- P 9.** Support the development an Agricultural Area Plan for Haida Gwaii. This plan should, among other things, define legitimate farming, address factors that are increasing the cost of farmland, determine how to encourage farming and value-added food production and address the environmental management of farms.
- P 10.** Support and maintain farm infrastructure and activities on Rural Graham Island, including feed companies, auction houses, abattoirs, composting facilities, cold storage and food processing.
- P 11.** Support in principle the diversification of the agricultural economy in Rural Graham Island through such activities as farm-gate marketing and other agri-tourism opportunities that are ancillary to primary farming activities and that do not impact the agricultural capability of farmland.
- P 12.** Support development of seasonal and long-term on farm housing for farm workers according to ALC guidelines.
- P 13.** Explore and encourage alternative models of agricultural land ownership that support farming such as community farmland trusts.
- P 14.** Support community efforts to acquire, improve and protect agricultural land within the community in order to increase local sustainable food production and create opportunities for new farmers.
- P 15.** As farm classification and related tax benefits are important incentives for farmers, advocate to ensure that any changes in tax policy or implementation of tax policy is not detrimental to farm operations, management or stewardship practices.
- P 16.** The removal of soil from agricultural land shall be strongly discouraged where it would reduce the agricultural capability of a farm parcel. Soil removal and/or deposition may be subject to the approval of the ALC.

- P 17.** Recognize the limited need for responsible use of Canadian-approved herbicides, pesticides and fungicides according to the label instructions and only when other measures are inappropriate for reasons other than lower cost.
- P 18.** Support and coordinate the efforts of existing agri-food producers to increase the availability of locally grown and produced products in planning area restaurants, food stores and tourist venues.
- P 19.** Maintain and grow the number of year-round Farmer's markets on Graham Island.
- P 20.** Encourage the implementation of environmental and sustainable farm practices that provide local producers with an economic advantage while improving the health of the community.
- P 21.** Support the use of groundwater resources for irrigation and general agricultural uses, provided that this resource is used carefully and that no negative environmental impacts result from its use.
- P 22.** Work with the agricultural community to support water and energy conservation measures on farms.
- P 23.** Support the beneficial application of recycled organic matter and compost on farm lands to reduce the community's contribution to the waste stream and improve the health and fertility of local soils.
- P 24.** Encourage the management of seasonally inundated agricultural fields to maintain seasonal flooding processes and their associated wildlife habitat values, while acknowledging the priority of supporting agricultural production and continued active farm use of fields.

Advocacy Policies

- P 25.** The subdivision approving officer is encouraged to refer to the Ministry of Agriculture's Edge Planning Guidelines and refuse subdivision applications that do not provide adequate edge buffering adjacent to ALR lands. Land Title Act Section 219 covenants are encouraged for subdivisions adjacent to ALR land to inform prospective purchasers that there is potential for farm operations to have a negative impact.
- P 26.** Encourage the Partnership Committee on Agriculture and the Environment to find and promote workable solutions with respect to environmental issues affecting the agriculture industry.

8.4 Forest Lands

Forest resources produced in the planning area consist of a range of timber and non-timber products. Forest lands represent both a major environmental resource and considerable economic development resource for the islands. An OCP is not the main policy vehicle to either regulate forestry or revitalize the forest industry, but it can make recommendations for consideration.

Objectives

- 01.** To acknowledge the historic role of the forestry in the Island's economy, culture and heritage, and recognize the long-term and continued economic development potential represented in working forest lands.
- 02.** To protect the long-term sustainability of forested lands on Rural Graham Island and to recognize the forest as being an important part of Rural Graham Island's economy, environment, recreation and identity.
- 03.** To maintain the forested rural nature of Rural Graham Island by encouraging the retention of large continuous areas of forested land.
- 04.** To encourage forestry practices that are compatible with and complementary to the values of conservation and sustainability.
- 05.** To allow land uses that support employment opportunities for Rural Graham Island residents in silviculture, timber harvesting, wood processing and other value-added businesses, including non-timber based forest products (e.g. mushroom harvesting).
- 06.** To support the protection of areas in the forest lands which are of special importance, such as trails, heritage trees and stands, monumental cedars, habitat of threatened and endangered species and representative stands of old growth trees.
- 07.** To support the creation of a community forest on Graham Island.

INFORMATION NOTE: Three main categories of forested lands exist. Crown Forest Lands – in timber licences, tree farm licences and crown woodlots; private forest land in the Managed Forest Program; and forested lands within the rural land base. Different sets of legislation govern the management of these lands.

Policies

- P 1.** The Regional District recognizes and supports the objectives of the Strategic Land Use Agreement (SLUA).
- P 2.** Those private lands designated as Sustainable Resource on **Schedules C, C1, C2, C3, C4, C5 and C6** are primarily intended to be used for sustainable forestry, conservation and/or recreation

purposes. The Regional District Board recognizes that agriculture uses are an acceptable use on lands designated as Sustainable Resource.

- P 3.** The Regional District does not support the approval of the subdivision of land in areas designated as Sustainable Resource where such subdivision would reduce the long term viability of the parcel for forestry use.
- P 4.** Limit rural encroachment on forest land resources by not supporting rural subdivision development outside of the local planning areas identified on Schedule C.
- P 5.** Support emerging value-added and community-based forest use applications, including, but not limited to, community-owned woodlots, eco-forestry enterprises and small, home-based, value-added forest product manufacturing.
- P 6.** The potential for non-timber forest products on Rural Graham Island (such as wild edible mushrooms, moss, cedar bark, and berries) should be protected for sustainable use by future generations in conjunction with the management of the forests.
- P 7.** Access to forestry lands for low-impact recreational purposes shall be encouraged except where the ecology of the area is especially sensitive and warrants restriction of human uses.
- P 8.** So as to allow for public enjoyment and recreational use of forest lands, provision should be made for safe public use of logging roads.
- P 9.** Sound forest management practices are encouraged at all times in order to prevent erosion, preserve water supplies and ensure healthy renewal of the forest through reforestation.
- P 10.** The creation and continual operation of small privately-operated woodlots on Rural Graham Island is supported as a means of sustaining local employment.
- P 11.** Based on application, the Regional District Board may give consideration to the issuance of a temporary industrial use permit in the Crown Land and Sustainable Resource designation to permit local processing of timber derived from Rural Graham Island's forest lands.

Advocacy Policies

- P 12.** All bodies involved in forest management are urged to recognize the special nature of some of the Islands forest products (such as Sitka Spruce for aircraft and sailing masts and Western Red Cedar for canoes, cedar shakes and fence posts and Western Cypress for monumental beams). These are essentially non-renewable resources

because they require more than 500 years to reach maturity. As such, selected special trees in forest stands should be subject to special management practices in order to ensure the resource is available to society for as long as possible, or even in perpetuity. One step in implementing this would be to implement a regeneration cycle of 250 to 500 years in some limited areas rather than the current 60 to 120 years.

- P 13.** To ensure on-going local employment, private woodlot owners should be required to harvest and manage woodlots annually rather than grouping annual harvests for larger five-year operations.

8.5 Industrial Lands

Objectives

- O1.** To provide for the appropriate land in the planning area for industrial activity.
- O2.** To encourage appropriate industrial activities that support the local economy and provide local employment.
- O3.** To ensure industrial uses permitted in the Rural Graham Island area do not adversely affect the natural environment, Rural Graham Island's rural character or the peaceful enjoyment of neighbouring properties.
- O4.** To permit certain commercial and industrial uses to be located on Rural Graham Island that by the nature of the proposed activity, may be deemed to be a temporary and not a permanent use.

Policies

- P 1.** With the exception of heavy industrial sites immediately east of Port Clements, in the Masset Inlet area, future heavy industrial activity should be discouraged from locating in the planning area and instead should be encouraged to locate in already established industrial parks in Port Clements, Masset or Queen Charlotte City or in the already established heavy industrial site south of Masset.
- P 2.** So as to provide for a range of light industrial activity in the planning area, the plan makes provision for industrial uses at a site immediately east of Port Clements, on parcels fronting on Highway 16 south of Masset's municipal boundary and on land north of Miller Creek. These sites are designated Industrial in **Schedules C, C1, C2, C3, C4, C5 and C6.**
- P 3.** Future applications to designate sites for industrial use should be evaluated against the following criteria:

- a. the proposed use is at a scale that serves the needs of the Rural Graham Island community or the requirements of forestry, fisheries or other island based activities;
- b. the proponent can demonstrate that potential environmental impacts have been considered and mitigated to the extent possible and that the use will not unduly damage the natural environment;
- c. it is demonstrated that adequate fire protection, site serving (sewer and water) and solid and environmental waste handling can be adequately provided for;
- d. the site is not located in a residential area and will not cause industrial traffic to be routed along a local road through a residential neighbourhood; and
- e. depending on the nature of the use, adequate provision has been made for screening, fencing, buffering and/or landscaping the proposed use from adjoining properties.

8.6 Aggregate Resources

Aggregate resources in the form of sand and gravel represent a finite, non-renewable resource that needs to be managed wisely. The coordinated management of this resource will result in more efficient land use planning and reduce potential land-use conflicts by planning and managing for increased consumption needs (population growth) and the depletion of reserves.

Objectives

- O1.** To protect lands with aggregate potential from development that would render it unviable or inaccessible.
- O2.** To determine the aggregate potential of a property before the land is designated for uses other than resource extraction.
- O3.** To understand the impact of resource removal on the quantity and quality of surface and groundwater, residential development, and traffic volumes.

Policies

- P 1.** Areas currently known to be suitable for gravel extraction are identified on **Schedule D**.
- P 2.** Good quality, naturally-occurring gravel is scarce and economically important on Graham Island. As a result, in the case of land which contains gravel resources, the gravel resource should be removed first before the subject properly is developed for a use which may preclude the gravel from being removed. Furthermore, once the

gravel is removed site rehabilitation of the pit area should be undertaken.

Advocacy Policies

- P 3.** The Ministry of Energy, Mines and Petroleum Resources is encouraged to consult with local government and land owners and to provide due consideration on the possible impacts to neighbouring land and the natural environment prior to initiating new mining operations or re-establishing existing pits.
- P 4.** In cooperation with the Ministry of Energy and Mines, the Regional District should initiate a gravel resource study for Rural Graham Island which looks at issues related to demand and supply over the long term. An inventory and map of potential aggregate resource (sand and gravel) sites in the planning area should be prepared.

8.7 Temporary Uses

Objectives

- O1.** To permit certain commercial, industrial and other uses to be located on Rural Graham Island which by the nature of the proposed activity are deemed to be a temporary and not a permanent use.

Policies

- P 1.** Within the planning area the Regional District Board may issue temporary use permits for commercial, industrial or other uses pursuant to the temporary use provisions of the *Local Government Act*.
- P 2.** The following considerations shall be taken into account in evaluating applications for temporary industrial or temporary commercial use permits:
 - a. the time period, days of the week and scale of activity permitted on the site may be specified in the permit;
 - b. the temporary use does not create a disruption to a neighbouring residential area;
 - c. it being demonstrated that it is advantageous to the local Rural Graham Island community to permit the intended use on a temporary basis;

- d. no permanent buildings or structures shall be erected related to the intended use;
 - e. adequate access and sewer and water servicing are provided (where applicable);
 - f. the applicant providing evidence, satisfactory to the Regional District Board, that the intended use will not adversely affect the local groundwater supply or the quality of the natural environment (including the marine environment);
 - g. the permit applicant provides evidence to demonstrate that alternative sites (including ones outside of the planning area) have been considered and were either found to not be available or were deemed to not be as suitable for the intended use as the proposed site;
 - h. the applicant providing a plan of remedial work to be undertaken at the end of the permit period in order to return the site to a state resembling its conditions prior to the use being undertaken or to an alternative state, as agreed to by the Regional District Board; and
 - i. such other considerations as the Regional District Board deems applicable with respect to a specific application.
- P 3.** In cases where deemed appropriate, the Regional District Board may require that a bond (or other acceptable security) be posted so as to ensure compliance with the terms of the permit (if issued) and as a means of guaranteeing that the temporary use is removed and the site rehabilitated (as required) at the expiry of the permit period.



9 Transportation, Mobility and Access

9.1 Overview

Transportation and mobility are key elements of community sustainability and livability. The broad transportation goals of this plan are to encourage transportation choice on Graham Island, including some form of public transit, car sharing, car and van pooling, and active modes of transportation like cycling and walking, while acknowledging the rural and large distances Graham Island residents have to drive for services and employment.

Providing greater transportation choice can help reduce GHG emissions, increase the physical and social health of residents and communities, and offer viable and safe alternatives for those who do not drive. In addition to providing supportive infrastructure, clustering development, encouraging home based businesses, and providing as many local every day services for residents as possible within walking or cycling distance of their homes can support a wide range of transportation choices and help encourage more safe active transportation.

The design of transportation infrastructure, in particular roads, helps define community character and identity and can help reduce ground water pollution from storm water runoff. Further, appropriate road designed can minimize environmental impacts.

As all of the air and water transportation, and much of the land transportation infrastructure that residents of Rural Graham Island rely, on is outside of the jurisdiction of the Regional District, many of the objectives and policies in this section are advocacy in nature.

9.2 Air and Ferry Transportation

Objectives

- O1.** To encourage the maintenance, safety and improvement of existing transportation routes.
- O2.** To advocate for improved service on BC Ferries Queen Charlotte-Prince Rupert route.

- O3.** To support provision of an effective air transportation service connecting Graham Island to the North Coast and Vancouver at reasonable cost.

Policies

- P 1.** The Regional District Board representative on the BC Ferry Community Committee will be utilized as the main contact point for the GIAPC and Rural Graham Island community to provide input to BC Ferry Corporation with respect to the on-going review of issues pertaining to ferry service to Graham Island.

Advocacy Policies

- P 2.** BC Ferry Corporation should place priority on maintaining a reliable and continuous ferry service between the Queen Charlotte Islands/Haida Gwaii and Prince Rupert at all times of the year.
- P 3.** Recognizing the importance of air transportation as a vital transportation link for Haida Gwaii, Transport Canada as well as current (and potential future) air service providers are encouraged to make air travel to and from the islands more reasonably priced for both residents and visitors alike.

9.3 Vehicle Traffic and Roads

Objectives

- O1.** To encourage the maintenance, safety and improvement of the road network.
- O2.** To work closely with the Ministry of Transportation & Infrastructure to:
- establish a classification system of roads which is in keeping with the rural character of Rural Graham Island;
 - designate scenic roads which reflect the unique visual, natural and heritage qualities of Rural Graham Island without compromising safety;
 - minimize the environmental impact of new road construction;
 - minimize, to the extent practical, the number of points of property access fronting directly onto Highway 16 and major local roads;
 - support provision of an island-wide bicycle network and ensure Rural Graham Island roads are able to accommodate bicycles safely; and
 - encourage the provision of public pathways and safe pedestrian access along the Rural Graham Island's main roadways and bridges.
- O3.** To identify and establish alternative routes to Highway 16 during short term road closures and potential permanent closures due to rising sea levels, or erosion.

Policies

- P 1.** When considering changes in land use or zoning, the Regional District will generally try to limit situations where new residential driveway access is required onto on Highway 16.
- P 2.** Regional District will work with CHN, the Ministry of Transportation & Infrastructure and other land owners and agencies to:
 - a. over the short term, identify and establish alternative routes to Highway 16 during short term road closures due to wash outs and erosion.
 - b. over the long term, identify and establish a permanent future alternative route to Hwy 16 in response to potential permanent closures due to rising sea levels, or erosion.

Advocacy Policies

- P 3.** The Regional District requests that the Ministry of Transportation & Infrastructure (MoT&I):
 - a. ensure all public roadways in the planning area are maintained in good repair;
 - b. ensure all new roads are constructed in a manner which shows due regard for the natural topography and natural environment of Graham Island;
 - c. designate Tow Hill Road and Beitush Road as scenic roads warranting special treatment to preserve their character;
 - d. ensure that all roads designated as being of scenic or heritage value are not widened except where required as a safety measure and that speed limits are reduced on these roads as a means of increasing safety;
 - e. retain, as much as possible, the tree canopy alongside the traveled portion of public roads;
 - f. consider relaxing the width of the traveled surface of the road on local roads serving a residential area;
 - g. designate and establish standards for a bicycle network on Rural Graham Island including within the rights of way of the road network; separated off-road bicycle paths are preferred to ones on the highway shoulder;
 - h. ensure that public roads provided to service new subdivision parcels respecting land in proximity to an existing community should, where practical, be encouraged to connect to that community's existing public road network;

- i. ensure that in cases where road access connection to Rural Graham Island's public road network is not practical, parcel access by water (from the sea) should only be considered in locations where a public road right-of-way may be constructed providing each lot created in the subdivision with access to a location fronting on navigable water which is able to reasonably accommodate a site for boat moorage;
 - j. ensure that in the case of the subdivision or rezoning of property adjacent to Highway 16 and Tow Hill Road, where practical and feasible, instead of individual properties gaining access directly onto the highway consideration should be given to providing for an alternative means of property access, such as by means of consolidated driveways or by fronting onto a local road.
- P 4.** The MoT&I is requested to consult with the GIAPC on setting priorities for annual road work programs.
- P 5.** The MoT&I is encouraged to consider initiating a program of ditch and roadside vegetation clearing which is environmentally friendly and generates local employment.
- P 6.** Forestry-based and industrial traffic should be directed away from local roads which service primarily a residential purpose.
- P 7.** The MoT&I and Rural Graham Island's volunteer fire departments are encouraged to work together to identify:
- a. roads requiring upgrading for fire protection purposes; and
 - b. locations where the existing road network should be extended or improved road interconnection provided within existing settled areas (or at the time of new subdivision) so as to increase the ability to provide fire protection services in the planning area.

9.4 Transportation Choice

Objectives

- O1.** Support a wide range of transportation choices that encourage the safe, efficient and sustainable movement of people and identify areas that would benefit from improvement initiatives for the purpose of enhancing the safety and efficiency of active transportation.

Advocacy Policies

- P 1.** MoT&I is encouraged to:

- a. Maintain and enhance safe connections for pedestrians at key points across the Highway and on bridge decks including limiting speeds where warranted;
- b. Design, construct and maintain roads to safely accommodate cyclists and pedestrians (i.e., wider shoulders, dedicated off-road pathways within the existing road right-of way). In the short term clean the road edge and enhance visibility of road markings;
- c. Develop highly visible signage where practical and feasible to support the Island's sustainability goals of increasing the safety and viability of cycling.
- d. BC Transit is encouraged to provide a regular public transit service linking the key settlement areas along Highway 16. This service will become more important as the population of Haida Gwaii ages.



10 Infrastructure, Servicing and Utilities

10.1 Overview

All communities need a reliable source of potable water and energy and a system to safely remove sewage from homes and businesses. The convenience and safety of clean tap water and properly treated sewage is the result of extensive planning and engineering efforts, and land use decisions will inform future needs for services and infrastructure, and the financing thereof. In addition, energy supply, fire safety and the management of solid waste are important considerations.

Like most rural areas in British Columbia, Graham Island residents generally get their water from private wells and their wastewater is treated using on-site septic systems. Other approaches are possible and, if uses are clustered more closely together or if soils are not suitable for septic fields, these alternatives may be necessary.

Graham Islanders are also concerned about Climate Change and want to both reduce their GHG emissions as well protect the islands from the impacts of climate change such as flooding, erosion and extreme weather events.

10.2 Water

Objectives

- 01.** To protect watersheds and water catchment areas in order to prevent ground and surface water contamination.
- 02.** To ensure that human activity does not degrade the quality of groundwater or surface waters.

Policies

- P 1.** Land use regulations should specify minimum requirements for potable water supply for new lots created by subdivision.
- P 2.** Proposals to establish a community water system shall be conditional on a water management review being prepared by a Professional Engineer which examines:
 - a. the potential impact on existing water users in the immediate area;
 - b. the recharge capability of the water source relative to anticipated maximum water demand of the proposed system;
 - c. ownership and management of the system; and
 - d. remedies available in the *event* of a water system failure.
- P 3.** Through the collection of information from well drillers and diggers, establish a database on groundwater use and availability within Rural Graham Island and identify an appropriate agency to maintain this well record data base.
- P 4.** The use of chemical fertilizers, pesticides and herbicides shall be discouraged in order to protect water sources.
- P 5.** Rainwater harvesting systems are supported provided systems and uses are compliant with government regulations.
- P 6.** Property owners are encouraged to minimize the amount of land area that is developed with impervious materials, and to protect all natural drainage systems in order to allow for maximum absorption of groundwater and to minimize any increase in sedimentation or contamination of surface water.

10.3 Sewage

Objectives

- O1.** To ensure safe and high standards for sewage disposal and drainage that will protect the groundwater, surface waters and marine environments of Rural Graham Island from contamination, sedimentation and degradation.
- O2.** To encourage the use of alternative sewage treatment methods where appropriate.

Policies

- P 1.** In accordance with applicable Provincial regulations, request land owners to ensure the authorized person files applications and letters

of certification with the health authority for on-site sewage installations for dwellings and commercial uses.

- P 2.** The use of alternative technology to the traditional septic field is supported if such technology can provide effective non-polluting and energy efficient means to treat and dispose of sewage and is in compliance with all government regulations.
- P 3.** Composting or other types of waterless toilets are encouraged so long as these are of a type approved by CSA or another recognized standard, and properly designed, installed and maintained. This does not relieve property owners from the requirement of a waste water treatment and disposal system for grey water that meets government regulations.
- P 4.** The use of latrines or pit toilets is not supported except in approved campgrounds.
- P 5.** Septic fields shall be set back from any well, spring, stream, lake or surveyed natural boundary of the ocean, in accordance with health regulations.
- P 6.** The Regional District Board must consider the impacts of septic systems and wastewater discharge when considering a change in land use designation rezoning application near the surveyed natural boundary of the ocean.

10.4 Energy and Utilities

Objectives

- O1.** To provide adequate electrical services capable of meeting Rural Graham Island's present and future needs.
- O2.** To endorse improvements in the island's telephone service through an expansion of the toll-free calling area and provision for cellular phone service.
- O3.** To support the use of cost effective alternative technologies by Rural Graham Island property owners in satisfying their utility requirements.
- O4.** To reduce greenhouse gas emissions.
- O5.** To promote the efficient use of energy and to encourage the supply and use of environmentally appropriate low carbon energy.

Policies

- P 1.** Support the further exploration and study of tidal power in Masset Inlet.

- P 2.** The use of small scale, on-site renewable energy generation for electricity and heat is strongly encouraged. However, owners and operators of such equipment should ensure that it does not unduly create noise or visual impacts on neighbours or adverse environmental impacts. Landowners erecting structures for the generation of wind energy are encouraged to use best practices to avoid the potential negative environmental impacts of small wind-energy installations.
- P 3.** The burning of wood for indoor heating purposes is encouraged except in areas where housing is closely clustered together. Properly installed, efficient, low-emission woodstoves are preferred.
- P 4.** Homeowners are encouraged to improve the energy efficiency of their homes, appliances and equipment.
- P 5.** When proposing a change in land use designation or zoning, applicants are required to indicate the measures they will undertake to conserve energy and displace the use of fossil fuels in the development.

Advocacy Policies

- P 6.** Telephone utility companies are encouraged to provide reliable, affordable telephone and cell phone access to all Island residents.
- P 7.** Internet service providers are encouraged to provide the infrastructure that will allow affordable, high speed internet access to island residents.
- P 8.** BC Hydro and others are encouraged to explore low emission technologies and renewable energy sources for providing power to Graham Island and displacing the use of diesel as a primary fuel source for electricity generation.

10.5 Materials and Waste

Objectives

- O1.** To support Islanders in their efforts to reduce, recycle and reuse waste.
- O2.** To encourage responsible waste disposal for those items that cannot be recycled or re-used.

Policies

- P 1.** In compliance with the Regional District Regional Solid Waste Management Plan, solid waste reduction through public education, composting, reuse and recycling is supported.

- P 2.** Sites for the disposal of solid waste shall be managed in compliance with the Regional District's Regional Solid Waste Management Plan, through consultation with the BC Ministry of Environment.

10.6 Fire Protection

Objectives

- O1.** To effectively protect lives and property from the risk of fire.
- O2.** To promote the development of an effective fire protection plan for Rural Graham Island.

Policies

- P 3.** Fire protection, which at present is only available in the Tlell area, should, as it becomes practical, be extended to other parts of Rural Graham Island.
- P 4.** The feasibility of boundary extension by fire protection districts in Skidegate/Queen Charlotte City, Port Clements and Masset to service those settled parts of Electoral Area "D" which at present do not have fire protection service should be considered.
- P 5.** The rezoning or subdivision of land to create ten or more parcels should be conditional on the inclusion of adequate measures to address fire protection, including the provision of a suitable supply of water for firefighting purposes.



11 Community Facilities, Parks, Recreation and Heritage

11.1 Overview

Graham Island is rich in cultural heritage. The long history of the Haida on Graham Island is highly visible through their artworks and buildings. The history of European settlement has also made its mark on the land in the form of lot patterns, patterns of agricultural use and buildings. These historical artefacts are reminders of the history of this place and have generated a culture that defines Haida Gwaii as much as the landscape. This OCP recognizes the need to better address the identification, preservation and protection of cultural and heritage resources.

11.2 Heritage and Culture

Objectives

- O1.** To identify and protect cultural heritage resources in Area 'D' of the Regional District.
- O2.** To recognize and celebrate the long history the Haida people in the planning area and establish closer working relationships with the Council of Haida Nation, and the communities of Old Massett and Skidegate, particularly on matters relating to cultural heritage.

Policies

- P 1.** Work with the Council of Haida Nation (CHN) and other provincial and federal bodies to articulate the planning area's heritage values and develop broad cultural heritage preservation and protection goals for it.

- P 2.** Consult and engage the Haida to ensure that any new cultural heritage policies respect and include important heritage sites that may not be currently protected.
- P 3.** Private land owners should be encouraged to assist in the preservation of heritage property through the use of voluntary covenants, heritage revitalization agreements, incentives and other strategies that may become available.
- P 4.** The Regional District Board should consider the creation of a Community Heritage Commission to provide community advice and assistance respecting the protection of the community's heritage features.
- P 5.** Before disturbing ground, development applicants should contact the BC Ministry of Forests, Lands and Natural Resource Operations, Archaeology Branch to see if their land has the potential for archaeological sites (see Information Note Archaeological Sites).

INFORMATION NOTE: ARCHAEOLOGICAL SITES

Part of the plan area's heritage includes archaeological sites—the physical evidence of how and where people lived in the past. For 98% of the time people have lived in this area, no written records were made. Archaeological sites and oral tradition are the only vestiges of this rich history extending back many thousands of years.

Known Archaeological Sites

The plan area contains over 1000 known archaeological sites. The Province protects these sites through the Heritage Conservation Act. This protection applies to both private and Crown land and means that you must have a heritage permit to alter or develop within an archaeological site.

Applicants will be notified if the subject property overlaps with a recorded protected archaeological site. Notification will include direction to engage a professional consulting archaeologist. The archaeologist will determine if an archaeological impact assessment is necessary to manage development related impacts to an archaeological site. Altering a protected archaeological site will require a Provincial Heritage Alteration Permit prior to land altering activities.

Unrecorded Archaeological Sites

In addition to recorded archaeological sites, there are countless more archaeological sites that have not yet been identified and recorded. Subsurface archaeological sites (such as shell middens) and archaeological sites visible on the surface (such as culturally modified trees) may remain unidentified if their locations have not yet been investigated or surveyed. As with known archaeological sites, the Province protects unidentified/unrecorded archaeological sites through the Heritage Conservation Act. It can be difficult to know where

an unrecorded archaeological site might exist, but some areas have a higher potential to contain unknown archaeological sites than others. In Haida Gwaii, any land below 35 m in elevation is known to have significant potential to contain unknown archaeological sites. Development applicants will be notified if their property overlaps with an area of significant archaeological potential. Notification will include direction to engage a professional consulting archaeologist. The archaeologist will determine if an archaeological impact assessment is necessary to manage development related impacts to an archaeological site. Altering a protected archaeological site will require a Provincial Heritage Alteration Permit prior to land altering activities.

Accidentally Discovered Archaeological Sites

In all areas, there is always a possibility for unknown archaeological sites to occur. If an archaeological site is encountered during land-altering activities, those activities must be halted and the Archaeology Branch contacted for direction.

More information can be obtained on the Ministry of Forests, Lands and Natural Resource Operations, Archaeology Branch website.

11.3 Institutional/Community Uses and Facilities

Community facilities play a role in strengthening community development. They provide educational, recreational and cultural benefits and opportunities. Community facilities also promote a positive environment in which community members interact and relate to each other. The Regional District recognizes the need to support and enhance leisure and culture as vital aspects of community life, including lifelong learning, recreation, community events, and arts and culture and includes the following policies.

Objectives

- 01.** To maintain and enhance participation, life experience, well-being and quality of life for all community members.
- 02.** To ensure that institutional uses continue to form an integral part of the community infra-structure and are located in the most suitable locations.
- 03.** To support the provision of community and institutional uses that respond to the needs of Area 'D' residents.
- 04.** To ensure any community-based institutional uses (e.g. fire halls, community halls) provided for in the planning area are developed and operated at an appropriate scale which can be economically supported by the local community.
- 05.** To assess the availability of community facilities which are already being provided in adjacent municipalities or communities, before creating new ones.
- 06.** To support joint participation between government, the private sector and local community associations as a means of supporting the establishment and operation of community facilities.

- O7.** To anticipate the future demand for community facilities and endeavour to reserve land in appropriate locations for such uses.
- O8.** To encourage islanders to take individual and community responsibility for fire protection and prevention.
- O9.** To encourage the sharing of community resources between and within villages in the planning area.
- O10.** To anticipate and adapt to the future demand for community facilities.

Policies

- P 1.** Encourage multiple uses within community and institutional facilities.
- P 2.** Recognizing its central location within the planning area, explore the concept of a community hall or similar facility in Tlell which could serve as a focal point for recreational, musical, artistic and cultural activities and be available for use by persons from all parts of Graham Island.
- P 3.** Support the development of a suitably located, enclosed, multi-purpose recreational complex to replace the loss of the Masset CFB facility.

11.4 Parks, Trails and Recreation

The availability of open-space and other recreation-amenities is important to the social sustainability of the communities on Graham Island. Further, it is important to preserve large tracts of land in a natural state – free of development or subdivision – so as to maintain a representative sample of pristine environmental areas on Graham Island. The Regional District recognizes the need to further enhance those areas already existing and to ensure that park and outdoor recreation facilities meet community needs as these evolve with a change in demographics.

Objectives

- O1.** To place a high priority on securing park sites which contain unique natural features or prime recreational attributes through land dedication, acquisition, lease or community land stewardship programs.
- O2.** To designate upland sites and foreshore areas with good recreational and conservation attributes within settlement areas for park, greenbelt and conservation purposes and to ensure the provision of reasonable access (by land and water) is provided to such sites so they may be enjoyed by Rural Graham Island residents and visitors alike.

- 03.** To provide for a variety of park and outdoor recreational opportunities in a manner that enhances the livability of existing communities.
- 04.** To support the use of present park sites and recreational areas and encourage the development of new community parks and recreational areas.
- 05.** To encourage the establishment of a community parks function in Electoral Area "D" as a proactive means of providing for the creation of a community park system in the planning area which includes representative parks in each of the planning area's local planning areas.
- 06.** To work cooperatively with provincial ministries and agencies in acquiring and managing park lands and lands requiring conservation and protection.
- 07.** To encourage recreational and ecotourism opportunities in the area which are generally non-intrusive and do not endanger ecologically or archaeologically sensitive areas.
- 08.** To identify public road endings which provide access to the foreshore which should be kept open and accessible (subject to terrain conditions) providing opportunities for public beach access.
- 09.** To support the designation of a community trail network within Rural Graham Island and endeavour to secure the support of private land owners in permitting public access along existing community trails.
- 010.** To discourage the building of all-terrain vehicle (ATV) trails and prevent the use of motorized vehicles on land-based sites or trails where they would have a detrimental effect on the integrity of the outdoor recreational resource.
- 011.** To encourage the provision of a diverse range of park and outdoor recreational opportunities in the planning area, including the provision of playing fields for outdoor team sports and related activities.
- 012.** To ensure that land acquired at the time of subdivision for park purposes is suitable for the intended use.
- 013.** To expand and improve the park and trail network wherever feasible, practical and supported by the community.
- 014.** To improve and expand park and greenway linkages and connections.
- 015.** To protect in a natural state those areas with unique or high value environmental and recreational values.
- 016.** To engage and involve residents in the planning, development and stewardship of parks and green spaces.

Policies

- P 1.** Explore and support the development of additional active outdoor recreation areas (i.e. sports fields) where practical.

- P 2.** Support the continued development, expansion and formalization of community involvement in parks development and acquisition and park stewardship activities.
- P 3.** Support the identification, acquisition and development of multi-purpose trails to improve non-automobile connections in the planning area.
- P 4.** Encourage the development of recreational trails to provide public access to beaches, parks, lakes and other areas of interest that will contribute to the establishment of a comprehensive, multi-modal, recreation trail system.
- P 5.** With community input, an overall Parks and Recreation Plan should be prepared for Rural Graham Island. The Parks and Recreation Plan should identify the location and type of future community park requirements, the location and plan for development of a Rural Graham Island greenway trail system, the location of strategic beach access locations and related considerations.
- P 6.** The dedication of land for park and trail purposes or the receipt of cash in lieu of park land dedication, as permitted by the Local Government Act, shall be required at the time of subdivision.
- P 7.** A community trail network which incorporates existing public trails shall be encouraged. Effort should be made to maintain the contiguous nature of existing, established traditional trails in the planning area. Such initiative is subject to the consent of the land owners affected and should include provision for appropriate signs indicating where a trail crosses private property.
- P 8.** Any trails developed or being improved adjacent or through ALR lands should follow the guidelines in the Ministry of Agriculture and Lands publication "Guide to Using and Developing Trails in Farm and Ranch Areas".
http://www.agf.gov.bc.ca/resmgmt/sf/trails/agtrails_toc_08.pdf
- P 9.** Land developers should be encouraged to construct trails and facilities as part of any trail, right-of-way or park dedication either on a voluntary basis or as part of the conditions of subdivision approval.

Advocacy Policies

- P 1.** In conjunction with BC Parks, provision should be made to improve access to Naikoon Provincial Park's beaches and other amenities.
- P 2.** So as to ensure local input into the use and management of Naikoon Park, BC Parks is encouraged to include a representative of the

Graham Island Advisory Planning Commission (or their designate) in parks planning.

- P 3.** At the time of subdivision of waterfront properties, MoT&I is encouraged to:
- a. prioritize beach access locations which provide good waterfront access and to consolidate road dedications where it would create a more useable means of public access or is contiguous to an existing or proposed public park dedication.
 - b. Require the appropriate development of beach accesses, trails and parks acquired through the subdivision process.



12 Local Area Plans

The different settlement areas on Graham Island have unique characteristics and their residents sometimes have different desires for the future. While the overall vision and directions contained in this plan must be adhered to, there is room for some local specific policy guidance that can ensure that the settlements maintain their unique character and identity.

This part of the plan contains objectives and policies that apply specifically to the local planning areas. These policies are to be read in conjunction with the objectives and policies in the rest of the plan which also apply and also with **Schedules C, C1, C2, C3, C4, C5 and C6**.

Objectives

- O1.** Create a unique sense of place for each local settlement and ensure that each develops in a manner that fits its historical and geographic context.
- O2.** Ensure an appropriate pace and style of growth and development that preserves and protects the community character and affordability of each local planning area.

Policies

- P 1.** Where a policy in this section (Local Area Plans) contradicts other policies in this plan, the policy in this section shall prevail.



12.1 Tow Hill

The policies in this part of the plan refer specifically to the Tow Hill Local Planning Area (THLPA) as shown on **Schedules C1** and **C2**.

Residential Policies

- P 1.** Residential expansion in the Tow Hill Local Planning Area shall be achieved through residential infilling of lands designated as Residential and on lands identified on **Schedules C1** and **C2** for Residential Expansion.
- P 2.** The area surrounding the existing Community Information Board (community kiosk) shown as Community Core on **Schedule C1** is intended to function as a mixed use community core that can provide a cluster of local community services, a community hall as well as affordable housing for local residents.
- P 3.** The priority area for rural and residential expansion in the Tow Hill Road area shall be on those lands identified on **Schedule C1** for such purposes.
- P 4.** If community expansion occurs, some land should be reserved for community agricultural purposes.

Community/Institutional Policies

- P 5.** So as to provide for water for refilling fire-fighting tanker trucks, at the time of the subdivision of residential land, developers should give consideration to providing water sources for firefighting purposes within the proposed development. Appropriate locations for access to the area's watercourses as a source of water for firefighting purposes should be identified, marked and kept clear of obstructions.

- P 6.** On behalf of Tow Hill Road residents and property owners, the Tow Hill Road Advisory Standing Committee (THRASC) should maintain regular liaison with the Village of Masset concerning on-going access to the Masset Volunteer Fire Department's equipment and personnel in the event of a fire or other emergency in the Tow Hill Road area.
- P 7.** The Regional District or BC Parks should clearly mark public beach access points and rights of way and encourage neighbours and local community members to keep these free of obstructions.

Commercial and Industrial Polices

- P 8.** Due to the availability of an industrial park in the Village of Masset and industrial sites elsewhere on Graham Island, no lands shall be designated for industrial purposes in the Tow Hill Local Planning Area.

Advocacy Policies

- P 9.** The Ministry of Transportation and Infrastructure (MoT&I) is encouraged to make provision for the establishment of a community park within the highway right of way on the beach side of Tow Hill Road in the area between the Village of Masset boundary and the Sangar River.
- P 10.** MoT&I is requested to ensure good access to public beaches is established and developed during the subdivision approvals process.
- P 11.** Since the Tow Hill area is located within Naikoon Provincial Park, in order to keep area residents informed and able to provide input respecting park developments it is recommended that BC Parks establish a formal mechanism for consulting with the THRASC on an on-going basis.
- P 12.** BC Parks is requested to:
- a. erect signs at Rose Spit and other beach accesses regarding dune fragility;
 - b. upgrade and maintain the Cape Fife trail and post a sign at the East Coast Beach end of the trail;
 - c. develop and maintain trail from Agate Beach to Argonaut Plateau;
 - d. investigate designating White Creek Trail as a heritage trail; and
 - e. undertake some upgrading along East Coast Beach (e.g. posting and maintaining a shelter and identifying and signing sources of potable water).

- P 13.** MoT&I is requested to inform and consult with the THRASC with respect to road maintenance and upgrading programs in the Tow Hill Road area.
- P 14.** MoT&I is requested to undertake the following road improvements in the Tow Hill Road area:
- a. widen the Sangan Bridge to two lanes, and in the interim provide a pull-off;
 - b. install a pedestrian lane on the side of the Sangan Bridge;
 - c. install safety barriers and pedestrian/bike lanes on all bridges; and
 - d. post reduced speed limit signs, particularly in residential areas and where road conditions warrant it.
- P 15.** MoT&I is further requested to:
- a. avoid road widening and/or tree removal within the canopied and wetland areas along Tow Hill Road;
 - b. refrain from roadside mowing during wildflower blossom and berry picking seasons; and ensure road checks occur as scheduled (weekly in winter, bi-weekly in summer) and that appropriate follow-up action is taken.



12.2 Graham Central/Masset Inlet

The policies in this part of the plan refer specifically to the Graham Central/Masset Inlet Local Planning Area (GCMILPA) as shown on **Schedules C3** and **C4**.

Residential Policies

- P 1.** The priority areas for rural and residential expansion in the Graham Central/Masset Inlet area shall be on those lands identified on **Schedules C3** and **C4** for such purposes.
- P 2.** So as to provide opportunities for residential expansion for the Haida community of Old Massett, lands within District Lot 749 which is immediately south of the Village of Massett boundary on the east side of the highway shall be designated for Residential use. Should these lands at some future date be included as part of the Old Massett reserve lands, they would no longer be under the jurisdictional control of this plan or the Regional District.

Industrial and Commercial Policies

- P 3.** So as to provide for some commercial activities in the area, some lands in the vicinity of the Port Clements exit from Highway 16 have been designated for commercial use.
- P 4.** The current waterfront-based commercial activity fronting on Massett Inlet at the north end of the GCMILPA is recognized as providing an appropriate site for commercial activity in this part of the planning area.
- P 5.** Provision has been made for industrial uses at sites in close proximity to Port Clements and within already established industrial sites fronting on Highway 16 in the northern most part of the GCMILPA.

- P 6.** Industrial designated sites in the GCMILPA adjacent to Port Clements may be zoned for heavy industrial purposes.

Community/Institutional Polices

- P 7.** Work with the wood lot owner, Ministry of Forests, Lands and Natural Resource Operations and other relevant government agencies to create a highway-to-highway hiking trail along the west side of the Kumdis River, extending from the Kumdis bridge (in the north) to the Eli Tingley bridge (in the south).
- P 8.** Recognize the importance of the Kumdis Bay and Slough areas as a prime recreational attribute in the MILPA, by encouraging area residents, naturalist groups, the Regional District, Village of Port Clements and Provincial Government to work cooperatively in providing for recreational and outdoor educational opportunities, through the development of nature trails and wildlife viewing areas and the dedication of prime sites for park or greenbelt purposes.

Environmental, Marine and Heritage Policies

- P 9.** Recognizing the importance of the Kumdis wetlands as an internationally significant water bird habitat area and a significant estuarine habitat for trout and salmon, the Regional District supports the future acquisition of additional lands for habitat protection purposes in the vicinity of Kumdis Inlet and Kumdis Slough through the Pacific Estuary Conservation Program (PECP) and by other nature conservancy efforts.
- P 10.** As a further measure in support of the protection of the Kumdis wetlands, to support the use of conservation covenants, land management agreements and the sale or donation of land to nature conservancy groups including the PECP.
- P 11.** To undertake measures to protect the upland forested riparian buffer zone and visual landscape associated with views in proximity to the Kumdis wetlands.



12.3 Tlell

The policies in this part of the plan refer specifically to the Tlell Local Planning Area (TLPA) as shown on **Schedule C5**.

Residential Polices

- P 1.** Infilling and the further subdivision of existing parcels designated Residential and Rural is recognized as one means through which residential expansion will take place in Tlell.
- P 2.** In order to provide for future residential, rural and agricultural uses in Tlell, those areas currently owned by the Crown and identified on **Schedule C5** may be requested from the Crown for the following purposes:
 - a. A portion of District Lot 2361 for future Rural use if no other suitable areas outside the ALR being available;
 - b. The portion of District Lot 64 located outside the ALR for Rural use;
 - c. District Lot 65 for Rural use;
 - d. A portion of 2364 for Rural Expansion
 - e. A portion of DL 2374 located within the ALR for Agricultural use with the remaining portion for use as a wildlife corridor;
 - f. The portion of DL 2363 located within the ALR for Agricultural use; and
 - g. The portion of DL 64 and DL 590 located within the ALR for Agricultural use.
- P 3.** The Regional District Board may consider the rezoning of lands within the future expansion areas (referred to in Policy 2 above) for Agricultural, Rural , Residential purposes, subject to:
 - a. submission of a comprehensive plan illustrating how the subject land would be developed;

- b. it being demonstrated that the land is suitable for development;
 - c. consideration of the agricultural capability of the lands in question;
 - d. the identification and protection of sensitive ecosystems and wildlife corridors on the property;
 - e. the ability to appropriately service the land for the proposed use; and
 - f. the proposed development being in compliance with the policies of this Plan.
- P 4.** As a means of avoiding future subdivisions which result in the creation of additional long, narrow parcels extending back from the waterfront, the consolidation and replotting of existing parcels with road and water frontage is encouraged.
- P 5.** So as to assist in the provision of fire protection in the TLPA, consideration should be given to the provision of a water storage tank or reservoir for firefighting purposes being provided in any subdivision of ten (10) parcels or greater.

Commercial and Industrial Policies

- P 6.** Subject to compliance with the applicable regulations in the zoning bylaw, home occupational uses on agricultural, rural and residential parcels are recognized as an important means through which Tlell residents may carry out a broad range of home-based business activities, without requiring commercial or industrial zoning.
- P 7.** Due to the existing pattern of residential community, the area's environmental fragilities (e.g. Tlell River watershed) and the high incidence of agricultural soils, no lands in the Tlell Local Planning Area have been designated for industrial purposes. Instead, industrial uses are encouraged to locate in the already existing industrial sites on Graham Island, such as: the Miller Creek and Masset Inlet industrial sites (both in the Rural Graham Island Planning Area) or the Port Clements industrial park.
- P 8.** Notwithstanding P7 above, a site may be considered for an Industrial designation to accommodate a landfall site and substation for the supply of offshore power to Graham Island. However, such a use will require public consultation and an amendment to this plan.

Community/Institutional Policies

- P 9.** Parcels in the vicinity of the Tlell Volunteer Fire Hall and soccer fields shall be recognized as one possible focal point for future community and institutional uses.

P 10.At the time that residential and rural expansion areas are proposed for development, the community's future requirements for parkland and public trails should be considered.

Environmental, Marine and Heritage Policies

P 11.Those Crown lands within DL 2374 and DL 2375 identified as "Protected Areas" on Schedule C5 should be retained principally for wildlife habitat and low impact recreational trails. It is also important to recognize and safeguard the wildlife corridor extending east from the designated Anvil/Big Bend Resource Conservation area through the adjoining agricultural lands to the ocean.

P 12.For reasons of environmental protection and the safeguarding of development from hazard lands, adequate development setbacks shall be required in the vicinity of the Tlell River.

Advocacy Policies

P 13.MoTI is requested to ensure that the beach area at the foot of Wiggins Road is properly engineered to ensure protection of this area from storm damage. This area is extremely sensitive to erosion and if breached would jeopardize access to the entire community.



12.3.1 Lawnhill – Miller Creek

The policies in this part of the plan refer specifically to the Lawnhill/Miller-Creek Local Planning Area (LMCLPA) as shown on **Schedule C6**.

Residential Policies

- P 1.** Lands within the proposed Phase 2 Miller Creek subdivision (Crown Land Lot 2797) designated Residential are intended for future residential expansion in the Miller Creek area.
- P 2.** Future development of District Lot 501 as Residential lots shall be conditional on rezoning and compliance with the policies of this Plan.
- P 3.** If additional land for residential development is needed in the future, a secondary area for residential expansion in the Lawnhill area shall be the eastern half of District Lot 117.
- P 4.** Other priority areas for future rural residential expansion in the Lawnhill area are on privately held District Lots 254, 258, 259 and 266 and 546 in central Lawnhill lying west of the existing Lawnhill subdivision and DL 284, 285 and 509 near Dead Tree Point.
- P 5.** The Regional District Board may consider the rezoning of the residential expansion lands referred to in Policies 3 and 4 above for Rural and Residential use, subject to:
 - a. submission of a comprehensive plan which illustrates how the subject lands can be developed for residential use, in phases, and in compliance with the policies of this Plan;
 - b. consideration of the agricultural capability of the lands;
 - c. it being demonstrated that the land being rezoned is suitable for the intended use; and

- d. a review being undertaken which examines the availability of already existing residential parcels in the Lawnhill area.

INFORMATION NOTE: Some of the lands noted above are contained within the Provincial Agricultural Land Reserve. Subdivision in these areas requires the approval of the Agricultural Land Commission (ALC) and such approval will be based on the ALC's mandate to protect agricultural land and encourage agriculture. In particular the commission will have regard to soil capability and is unlikely to approve subdivision where soil capability is reasonable.

- P 6.** The designation of other lands for residential use shall be conditional on a review being undertaken of the current availability of residential land for residential use in the Lawnhill area, the ability to service the subject lands and compliance with the policies of this Plan.

Commercial and Industrial Policies

- P 7.** Subject to compliance with the applicable regulations in the zoning bylaw, home occupational uses on a residential parcel are recognized as an important means through which Lawnhill-Miller Creek residents may carry out a broad range of home-based business activities, without requiring commercial or industrial zoning.
- P 8.** Due to its relative proximity to commercial services in Queen Charlotte City and Skidegate no lands have been designated as commercial in the Lawnhill – Miller Creek local planning area. However, proposals for commercial developments may be considered on a site-by-site basis and will require an OCP amendment and rezoning.
- P 9.** That portion of District Lot 497 shown in the LMCLPA Plan Map designated for industrial purpose shall serve as the prime location for light industrial activity in the eastern portion of the Rural Graham Island planning area.

Institutional and Community Policies

- P 10.** The civic use site accessible off Highway 16 south of Chinkundl Creek identifies the Regional District's Skidegate Transfer Station.
- P 11.** The existing park site fronting on Hecate Strait shall be recognized as the focal point for parks and recreational activity in Miller Creek.
- P 12.** It is recommended that a park site, in a location and of a size, as shown in the LMCLPA Plan Map, be dedicated for community park

purposes at the time of subdivision of Phase 2 of the Miller Creek subdivision.

- P 13.**In order to permit area residents access to the waterfront, pedestrian access to the beach should be retained along the length of Highway 16 in the LMCLPA.
- P 14.**The Jungle Beach Community Park should be retained as the prime waterfront recreational area in the Lawnhill area
- P 15.**So as to provide for future park and outdoor recreational needs in the Lawnhill area, lands within the vicinity of Lawnhill Creek within District Lots 255, 256 and 257 (all Crown land) should be reserved and are requested for community park purposes.
- P 16.**The Regional District in conjunction with the Province and CHN is encouraged to protect and improve pioneer trails and hiking trails in the area.
- P 17.**To provide a central gathering place and facility for area residents, consideration should be given for a community hall in a central location in Lawnhill.
- P 18.**So as to assist in the provision of fire protection in the Lawnhill area consideration should be given to the provision of a water storage tank or reservoir for firefighting purposes being provided for adjacent to Highway 16 in a central location in the Lawnhill community.

Environmental Policies

- P 19.**Recognizing the sensitive nature of lands within DL 591 and eastern portion of DLs 592 and 593 to development or timber harvesting, and a desire to see this area retained in its natural state, it is designated as Park and requested that this area be provided to the community for community park purposes. DLs 255, 256 and 257 are also requested for community park purposes.

Advocacy Policies

- P 20.**In order to preserve the scenic qualities of the Inside Road, North Road and all heritage trails as important recreational trail corridors in the Miller Creek area, private land owners and the provincial government are encouraged to retain a 100 metre wide natural state buffer strip on each side of these corridors.
- P 21.**So as to provide for the unobstructed flow of traffic on Highway 16 adjacent to the Miller Creek community, it is recommended that parcels which abut the highway and Miller Creek Road gain their

parcel access off Miller Creek Road and be restricted from direct parcel access off Highway 16.

- P 22.** For safety reasons, the Ministry of Transportation & Infrastructure is requested to improve the condition of and sight-lines along Lawnhill Road and consider reducing the speed limit on this road.
- P 23.** It is requested that private land owners, industrial and forestry operators and the Provincial Government work together to identify an appropriate location for a truck route in the Lawnhill area which minimizes disruptions (in the form of noise, dust and road safety) to the area's inhabitants and is respectful of the area's environmental values.
- P 24.** The Province is requested to protect DLs 255, 256 and 257 from timber harvesting and provide these lots to the SQCRD for Community Park purposes.

PART III: DEVELOPMENT PERMITS, MAPS AND SCHEDULES



13 Development Permit Areas and Development Approval Information

13.1 Background and Overview

The Local Government Act authorizes local governments to designate Development Permit Areas (DPAs) in their OCPs. Development Permit Areas can allow for the implementation of special guidelines for the protection of the natural environment and protection from hazardous conditions.

Unless otherwise specified as an exemption, a development permit must be issued by the Regional Board or its delegate prior to any development or subdivision of land that is located within a Development Permit Area. Where an area is subject to more than one Development Permit Area designation, both sets of guidelines apply but only one development permit is required.

Two Development Permit Areas are included in the Planning Area:

1. **Environmental Development Permit Area**

- The purpose is to protect the islands' complex and sensitive ecological systems including fisheries and wildlife habitats.
- Applies to floodplains and riparian areas. It also applies to bird nests and terrestrial habitats of species identified in the provincial **Wildlife Act**.

2. **Natural Hazards Development Permit Area**

- The purpose is to protect people, property and the natural environment from unsafe, unstable and potentially hazardous conditions. This DPA aims to prevent slope erosion and protect lands from flooding hazards.

- Applies to lands with slopes over 25 degrees (46% slope) and to coastal lands within 30 metres of the natural boundary (high water mark). This does not indicate that the Regional District believes development on slopes less than 25 degrees is without risk and anyone developing property is advised to seek the advice of a geotechnical professional.

The Local Government Act also authorizes local governments to identify areas and circumstances where they may require an owner of land to provide information on the anticipated impact of a proposed activity or development on the community, including information regarding the impact on (among other things) the natural environment of the area affected.

13.2 Environmental Development Permit Area

13.2.1 Category

The Environmental Development Permit Area is designated under Section 919.1(1)(a) of the Local Government Act.

13.2.2 Area

The Environmental Development Permit Area (DPA) includes all privately owned lands within the Planning Area and is further defined as follows:

- For **Coastal Areas, Creeks, Rivers, Lakes and Wetlands** – the development permit area shall be those lands designated “Floodplain Setback Area” in Interim Zoning Bylaw 192.
- For **Nests of** eagle, peregrine falcon, gyrfalcon, osprey, heron, Queen Charlotte goshawk, marbled murrelet, saw whet owl (and other BC *Wildlife Act*, and *Federal Species at Risk Act* designated species) - the development permit area shall be the area within a 100 metre radius from the nest.

13.2.3 Justification

The natural environment is an important aspect of defining Rural Graham Island and highly valued by many residents. Aquatic Ecosystems and their adjacent lands (Riparian Areas) provide essential habitat and corridors for fish, birds, and other wildlife. Riparian areas need to remain in a largely undisturbed state to protect fish and wildlife habitat function, prevent flooding, and control erosion.

The nests of eagles, herons, peregrine falcons, osprey, gyrfalcon and burrowing owls, their eggs and young are protected pursuant to Section 34 of the

Provincial **Wildlife Act**. It is an offence to destroy, remove or injure any of these features. Marbled murrelet and Queen Charlotte Goshawk are listed as 'threatened' and horned, spotted, screech and burrowing owls are listed as 'endangered' in under the Canadian **Species at Risk Act**. All species listed in the **Wildlife Act** and **Species at Risk Act** are to be afforded habitat protection.

Unnecessarily disturbing these sensitive and important environments may harm their vitality and the ecological services they provide. Requiring a development permit prior to any proposed development within or adjacent to the Development Permit Area will ensure that the ecological value of sensitive habitats is considered prior to development, and that are taken to limit or avoid damage to these habitats.

13.2.4 Objectives

This development permit area and guidelines are intended to minimize the impact of development on sensitive ecosystems including coastal areas, maritime inlets, lakes, rivers, streams, riparian areas, floodplain areas, nesting trees, wildlife habitats and other environmentally-sensitive areas.

13.2.5 Application

The Environmental DPA Guidelines apply, and a Development Permit is required, for the following development activities except where such activities are specifically exempt:

- a) Removal, alteration, disruption, or destruction of vegetation.
- b) Disturbance of soils.
- c) Construction or erection of buildings and structures.
- d) Creation of non-structural impervious or semi-impervious surfaces.
- e) Flood protection works.
- f) Construction of roads, trails, docks, wharves, and bridges.
- g) Provision and maintenance of sewer and water services.
- h) Development of drainage systems.
- i) Development of utility corridors.
- j) Subdivision as defined in section 872 of the *Local Government Act*.

13.2.6 Development Permit Exemptions

The following activities and situations are exempt from any requirement for a development permit. Despite these exemption provisions, owners must satisfy themselves that they meet any other applicable local, provincial or federal regulatory requirements:

- a) Where a Qualified Environmental Professional has confirmed in writing that none of the conditions requiring a development permit exist.
- b) The construction, alteration, addition, repair, demolition or maintenance of one single-detached dwelling and accessory buildings related to that dwelling and any related grading, removal, deposit or moving of soil.
- c) Subdivision, if the smallest parcel resulting from subdivision is 8 hectares (20 acres) or greater, or is for the purpose of consolidating parcels only.
- d) The construction, alteration, addition, repair, demolition or maintenance of farm buildings in the ALR;
- e) Land where a conservation covenant under section 219 of the **Land Title Act** is registered against title is granted to the Regional District or a recognized conservancy and includes provisions which protect ecosystems in a manner consistent with the intent of the DPA Guidelines.
- f) Repair, maintenance, alteration or reconstruction of existing legal or legal non-conforming buildings, structures or utilities provided there is no alteration of undisturbed land or vegetation.
- g) The placement of impermanent structures, such as benches, tables and tents.
- h) Repair and maintenance of existing roads, driveways, paths and trails, provided there is no expansion of the width or length of the road, driveway, path or trail, and no creation of additional impervious surfacing, including paving, asphaltting or similar surfacing.
- i) Stream Enhancement and Fish and Wildlife habitat restoration works that have obtained the required Provincial and Federal approvals. Any activity within the stream channel that has or may have an impact on a stream requires compliance with Provincial and Federal legislation and notification to the Regional District.
- j) Removal of invasive plants or noxious weeds, identified by the Province of BC alien plants registry, within the Development Permit Area.
- k) Normal farm practices protected by the **Farm Practices Protection (Right to Farm) Act** or other applicable provincial legislation or guidelines on properties assessed as a farm under the BC Assessment Act.
- l) Public works, undertaken or authorized by the Regional District.
- m) Park and works services, undertaken or authorized by the Regional District or the Province of BC.

- n) The construction of a small accessory building such as a pump house, garden shed or play house if all the following apply:
 - The building is located a minimum of 10 metre from the high water mark of a stream; and
 - The total area of small accessory buildings is less than 10m².
- k) Emergency actions required to prevent, control or reduce an immediate threat to human life, the natural environment or public or private property including:
 - Forest fire, flood, and erosion protection works;
 - Protection, repair or replacement of public utilities;
 - Removal of a hazardous tree(s) that threatens the immediate safety of life and buildings;
 - Clearing of an obstruction from a bridge, culvert or stream; and
 - Bridge repairs.
- l) Approved Forestry practices with an area classified as Managed Forest according to the BC Assessment Act.

13.2.7 Guidelines

- a) Where possible, development should be planned to avoid intrusion into Environmentally Sensitive Areas;
- b) Where development intrusion cannot be avoided, the Regional District may approve a development permit where a Qualified Environmental Professional (QEP) has prepared an Environmental Impact Assessment report and provided recommendations that, if implemented can result in minimal disruption to the environmentally-sensitive area. In such cases, the recommendations of the report that are supported by the Board shall be included as conditions of the Development Permit.
- c) Environmental Impact Assessment reports should include the following information:
 - Detailed site plan (1:1,000 or larger) identifying environmentally-sensitive areas within the subject lands;
 - Criteria used to define the boundaries of the environmentally-sensitive area;
 - An inventory of fish and other species listed in section 13.2.3 and their related habitats and the methodology used in identifying such species and habitats;

- Recommendations to avoid or minimize the impact of the proposed development on the environmentally-sensitive areas and identified species and habitats.
- d) In general, development design should reflect the “Develop with Care” objectives and guidelines produced by the Province of BC.
- e) Where the QEP report finds that the proposed development will result in a Harmful Alteration, Disruption, or Destruction (HADD) to fish habitat pursuant to Section 35(2) of the **Canada Fisheries Act**, the development permit shall not be issued unless approval is received from the Department of Fisheries and Oceans (DFO).
- f) In addition to implementing the measures contained in the QEP report, the Regional District, in consultation with the land owner, may consider the following:
- Dedicating back to the Province or Regional District all or part of the riparian or habitat area;
 - Registering restrictive covenant(s) or conservation covenant(s) securing the measures prescribed in the QEP assessment report.
- g) All active birds nests and the nests of goshawk, peregrine falcon, gyrfalcon, eagle, heron and burrowing owl whether occupied or not, are protected under the provincial **Wildlife Act**. The Province has recommended minimum buffer distances. (Table 4-2 in Section 4 of *Develop with Care*). If the proposed development is closer than those recommended distances, a QEP should provide a report which identifies the nest locations and recommended alternative buffer distances with a rationale for why they will be suitable.
- h) All species listed in the Canada **Species at Risk Act** are also to be identified with recommended buffer distances for habitat protection.
- i) The assessment will identify critical areas containing sensitive ecosystems or habitat.
- j) Applicants must meet all applicable local, provincial or federal regulatory requirements.
- k) Avoid locating development in areas containing important, rare or fragile sensitive ecosystems or habitat where reasonable alternative sites exist.
- l) Development permit conditions may include:
- Areas that are to be left undisturbed;
 - Limits on construction timing;

- Provision of works to maintain or restore the environmentally sensitive areas or habitat; and
 - Restoration or enhancement of disturbed sensitive ecosystems and recommended leavestrips for undisturbed vegetation;
 - Development lot averaging; and
 - Recommendations from the Qualified Environmental Professional's assessment.
- m) The Board may consider variances to development regulations where the variance could result in enhanced protection of an environmentally sensitive area.

13.3 Natural Hazards Development Permit Area

13.3.1 Designation

All of those privately-owned lands within the Planning Area are designated as a Natural Hazards Development Permit Area pursuant to Section 919.1(1)(b) of the **Local Government Act**.

13.3.2 Justification

Rural Graham Island contains areas of varied, complex and steep topography, and areas at risk of flooding from sea level rise, extreme weather events and tsunamis. All of these pose a potential hazard to human life and property.

In order to protect people, property and the natural environment, the Regional District is obligated to regulate development in areas that may be unsafe, unstable and potentially hazardous.

13.3.3 Objectives

This development permit area is intended to protect people, property and natural areas from unsafe, unstable or potentially hazardous conditions.

13.3.4 Application

The Natural Hazards Development Permit Area Guidelines applies to all development proposed within **Floodplains**, or on **Steep Slopes** as defined in **section 14**. A development permit is required for the following development activities where such activities involve the subdivision of land, construction of, addition to, or alteration of a building or structure, or the alteration of land, except where such activities are specifically exempt:

- a) Removal, alteration, disruption, or destruction of vegetation.

- b) Disturbance of soils.
- c) Construction or erection of buildings and structures.
- d) Creation of non-structural impervious or semi-impervious surfaces.
- e) Flood protection works.
- f) Construction of roads, trails, docks, wharves, and bridges.
- g) Provision and maintenance of sewer and water services.
- h) Development of drainage systems.
- i) Development of utility corridors.
- j) Subdivision as defined in section 872 of the *Local Government Act*.

13.3.5 Development Permit Exemptions

The following development activities are allowed to occur in this development permit area without a development permit:

- a) Emergency actions required to prevent or control an immediate threat to human life, public or private property including:
 - Emergency flood or erosion protection works;
 - Protection, repair or replacement of public utilities;
 - Removal of hazardous trees that threaten the immediate safety of life and buildings;
 - Clearing of an obstruction from a bridge, culvert or stream;
 - Bridge repairs.
- b) Repair, maintenance, alteration or reconstruction of existing legal or legal non-conforming buildings, structures or utilities provided there is no alteration of undisturbed land or vegetation.
- c) Municipal public works, undertaken or authorized by the Regional District.
- d) Park and works services, undertaken or authorized by the Regional District or the Province of BC.
- e) Normal farm practices protected by the ***Farm Practices Protection (Right to Farm) Act*** or other applicable provincial legislation or guidelines on properties assessed as a farm under the BC Assessment Act. While the Development Permit Guidelines do not apply to normal farming practices, they do apply to non-farming activities on lands that might otherwise be used, designated or zoned for agriculture. For example the construction of a non-farm building on land within the Agricultural Land Reserve would be regulated by Regional District bylaws and therefore subject to the Development Permit Guidelines.
- f) Approved Forestry practices with an area classified as Managed Forest

according to the BC Assessment Act.

13.3.6 Guidelines

The following guidelines apply to all development permit applications in the Natural Hazards Development Permit Area:

a) Before approval of construction or alteration of land or construction of buildings and structures in areas designated as a Natural Hazard Development Permit area, the Regional District requires the applicant to provide, at their expense, an assessment report certified by a professional engineer with experience in geotechnical engineering to:

- Assist the Regional District in determining what conditions or requirements it will impose in the permit to prevent erosion, flooding or damage to the subject property or to adjacent lands and properties.
- Certify that the land may be used safely for the use intended.
- Specify what precautionary measures are required to ensure human safety and the integrity of the lands and adjoining lands.

b) The planting of native species of vegetation and trees, as well as the preservation of existing vegetation to control drainage or erosion, as well as to protect bank stability will be required in accordance with the recommendations of the engineering report.

c) Recommendations contained in the report shall form conditions of the development permit.

13.4 Development Approval Information

13.4.1 Circumstances Where Development Approval Information May Be Required

Pursuant to section 920.1 of the Local Government Act, the Regional District may require applicants for OCP amendments, zoning bylaw amendments, development permits or temporary use permits to provide development approval information as defined in section 13.3.3 below.

13.4.2 Justification

The development of lands may have implications with respect to the achievement of the objectives of this Plan. It is important that the Regional District Board and

employees, the Graham Island Advisory Planning Commission and members of the local community have sufficient information to form a well considered opinion about the appropriateness of the proposed 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.

14 Definitions

Assessment Report means a report prepared using recognized methods to assess the potential impact of a proposed development in a riparian assessment or wildlife habitat area, by a qualified environmental professional.

Development means any activity referred to in Section 920(1) of the *Local Government Act* and includes the:

- a. removal, alteration, disruption, or destruction of vegetation;
- b. removal, deposit, or disturbance of soils;
- c. construction or erection of buildings and structures;
- d. creation of non-structural impervious or semi-impervious surfaces;
- e. construction of roads, trails, docks, wharves, and bridges;
- f. provision and maintenance of sewer and water services; and
- g. subdivision.

Development approval information means information on the anticipated impact of the proposed activity or development on the community including, without limiting this, information regarding impact on such matters as

- a. transportation patterns including traffic flow,
- b. local infrastructure,
- c. public facilities including schools and parks,
- d. community services, and
- e. the natural environment of the area affected.

Disturbance means a discrete force that causes significant change in structure or composition through human caused events such as cutting trees, driving vehicles off-road, clearing lands.

Ecosystem is a functional unit consisting of all the living (biotic) and non-living (abiotic) factors of a definable portion of the landscape, together with the processes that link and affect them including nutrient cycling and energy flow. An ecosystem can be any size or shape but here we define them as a portion of the landscape with relatively uniform vegetation and soils.

Fish means all stages of:

- Salmonids;
- Game fish; and
- Regionally significant fish.

Fish Habitat means the areas in or about a stream such as, spawning grounds and nursery, rearing, food supply, and migration areas, which fish depend directly or indirectly in order to carry out their life processes.

Floodplains – are as defined in the Graham Island Unincorporated Area Interim Zoning Bylaw 192, 1996.

Habitat means the natural home of a plant or an animal including all of the associated biotic and abiotic elements.

High Water Mark means the visible high water mark or line of a stream or water body where the presence and action of the water are regular enough to mark on the soil a character distinct from that of its banks, in vegetation as well as in the nature of the soil itself. The high water mark includes the active floodplain.

Natural Boundary means the high water mark

Invasive Species are those species that were absent in undisturbed areas but will invade or colonize and out-compete native species following a disturbance of the landscape or soil.

Steep Slopes – are defined as lands with an average slope of over 25 degrees (46 %) measured over a horizontal distance of 5 metres or more.

Leavestrip means a buffer area adjacent to a water feature intended to preserve the biodiversity of the riparian ecosystem, protect and buffer that ecosystem from surrounding activities, maintain and enhance corridors between ecosystems thus supporting the diverse needs of a range of species. The extent of the Environmental DPA is to protect the land and vegetation within this area from disturbance during development.

Qualified Environmental Professional (QEP) means an applied scientist or technologist, acting alone or together with another qualified environmental professional, if:

- The individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association's code of ethics and subject to disciplinary action by that association;
- The individual's area of expertise is recognized in the assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal; and
- The individual is acting within that individual's area of expertise.

Riparian areas are the moist, nutrient-rich lands adjacent to streams. Riparian areas are transitional zones between aquatic and terrestrial (or upland) ecosystems and often exhibit vegetation characteristics of both; they are not as dry as upland environments and not as wet as aquatic or wetland systems.

Stream includes all watercourses, whether mapped or unmapped, that provide fish habitat or

flows to a water body that provides fish habitat and includes any of the following:

- A watercourse, whether it usually contains water or not;
- A pond, lake, river, creek or brook; or
- A ditch, seep, spring, or wetland that is connected by surface flow to something referred to in (a) or (b) above.

Streamside protection and enhancement area means an area adjacent to a stream that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential adjacent upland vegetation that exerts an influence on the stream.

Sensitive Ecosystem OR Environmentally-Sensitive Area means any parcel of land, large or small, under public or private control, that provides, contains, or includes productive, rare or sensitive habitat, ecosystems, or landforms. These areas are sensitive to disturbance by human activity and they require special treatment in order to protect their value. Sensitive ecosystems in Rural Graham Island include but are not limited to the following:

- a. habitat of the marbled murrelet, northern saw whet owl and northern goshawk;
- b. mature old-growth forests including mature cedar forests;
- c. several red listed and blue listed ecological communities as described in the Haida Gwaii Land Use Objectives Order;
- d. watercourses, water bodies, wetlands and their associated aquatic habitats, and riparian areas;
- e. ocean foreshore; and
- f. unique or special landforms such as cliffs, points, or coastal bluffs.

Wildlife includes animals such as invertebrates, amphibians, reptiles, birds and mammals.

Other words are as per their meaning in the Graham Island unincorporated area Interim Zoning Bylaw (192), 1993 or as per common usage.

15 Maps

The following maps are provided for information purposes. They do not form part of the policies of this Plan.

Map 2: Agricultural Land Reserve

Map 3: Private Lands – Graham Island

Map 4: Private Lands - Tow Hill Area West

Map 5: Private Lands - Tow Hill Area East

Map 6: Private Lands - Masset Inlet Area

Map 7: Private Lands - Graham Central Area

Map 8: Private Lands - Tlell Area

Map 9: Private Lands - Lawnhill/Miller Creek Area

Information for maps and schedules was provided by Haida Mapping, SQCRD and BC Government sources.

No warranty as to the accuracy of the information is provided or implied by these organizations or by the author of this document.

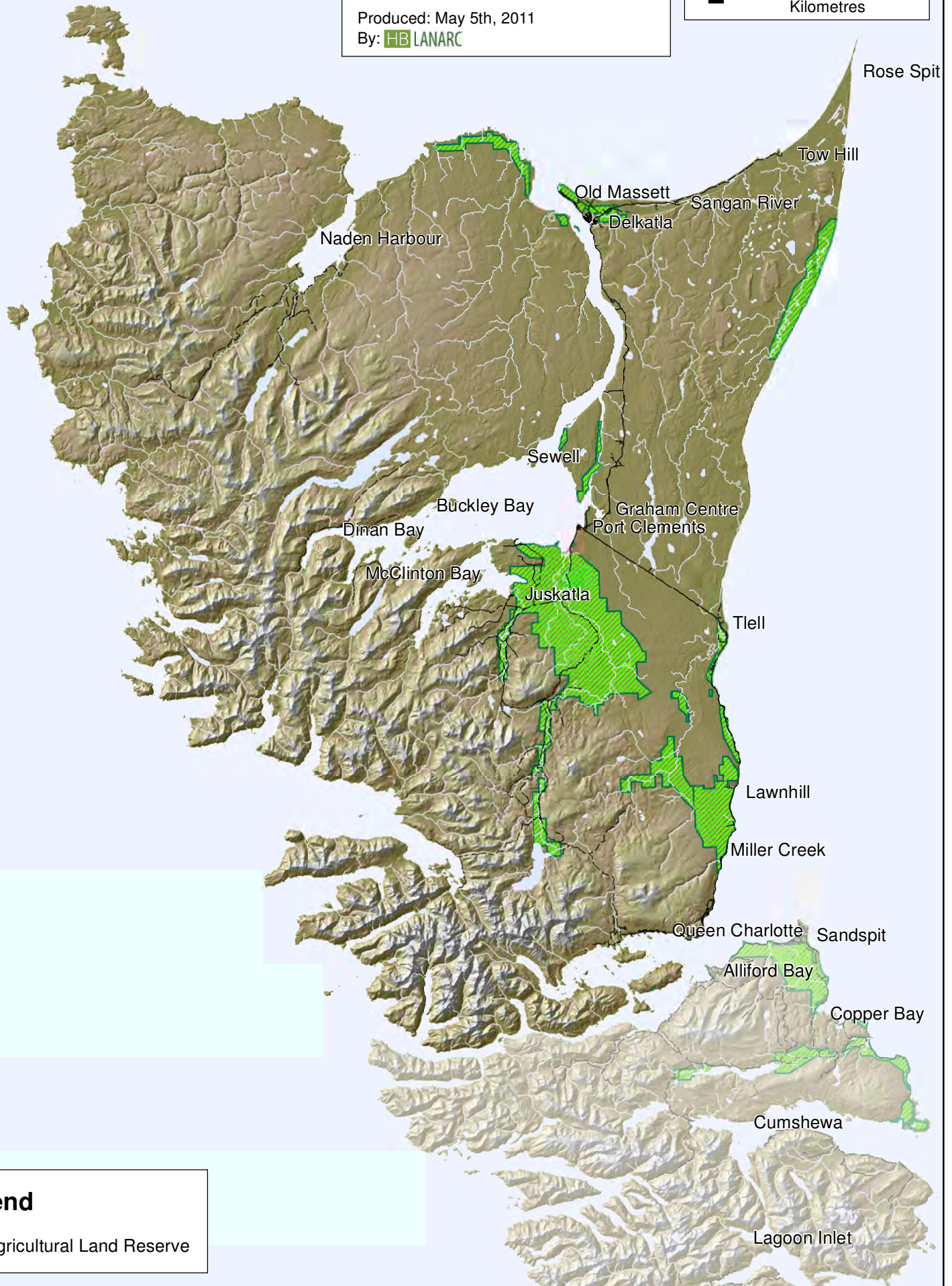
It is important to note that mapping of “Protected Areas” is at the time of writing still undergoing minor edits and is subject to change.

Agricultural Land Reserve


Graham Island

Produced: May 5th, 2011

By:  LANARC



Legend

 Agricultural Land Reserve

Langara Island

Dixon Entrance

Pacific Ocean

Old Massett

Masset

Naikoon Park

Graham Island

Hecate Strait

Masset Port
Inlet Clements

Queen Charlotte

Skidegate

Moresby Island

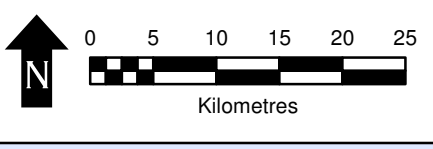
Louise Island








Private Lands

Graham Island

Produced: May 5th, 2011
By: HB Lanarc Consultants Ltd.

-  Private Lands
-  Protected Areas (SLUA)
-  Reserve
-  Incorporated Areas
-  Agricultural Land Reserve



-  Private Lands
-  Incorporated Areas
-  Park
-  Paved Roads
-  Unpaved Roads
-  Trails
-  Rivers

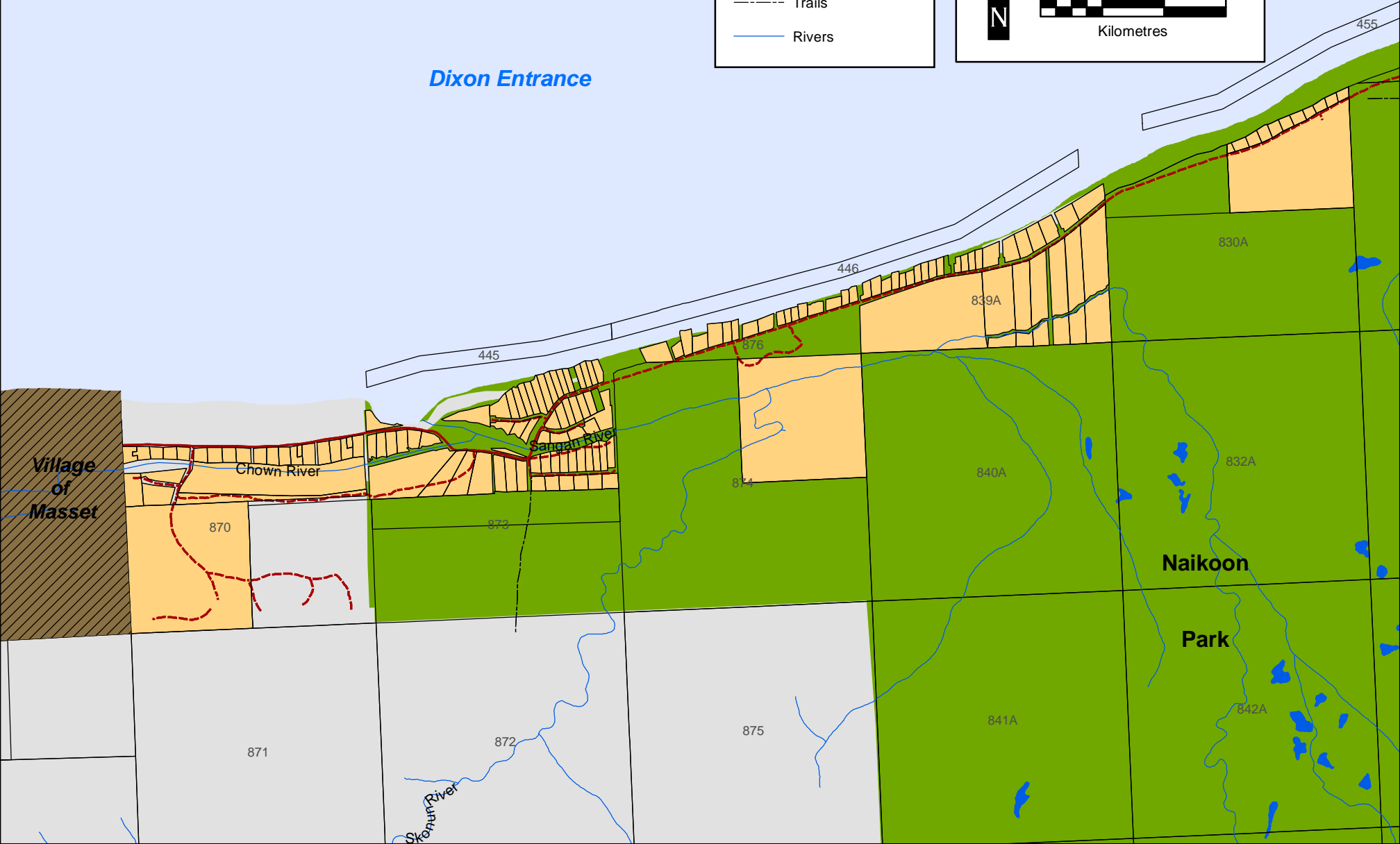
Private Lands

Tow Hill Area West

Produced October 9th, 2010
By: HB Lanarc Consultants Ltd.




0 0.4 0.8 1.2
Kilometres



Private Lands

Incorporated Areas

Reserve

Parks

Paved Roads

Unpaved Roads

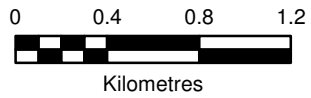
Trails

Rivers

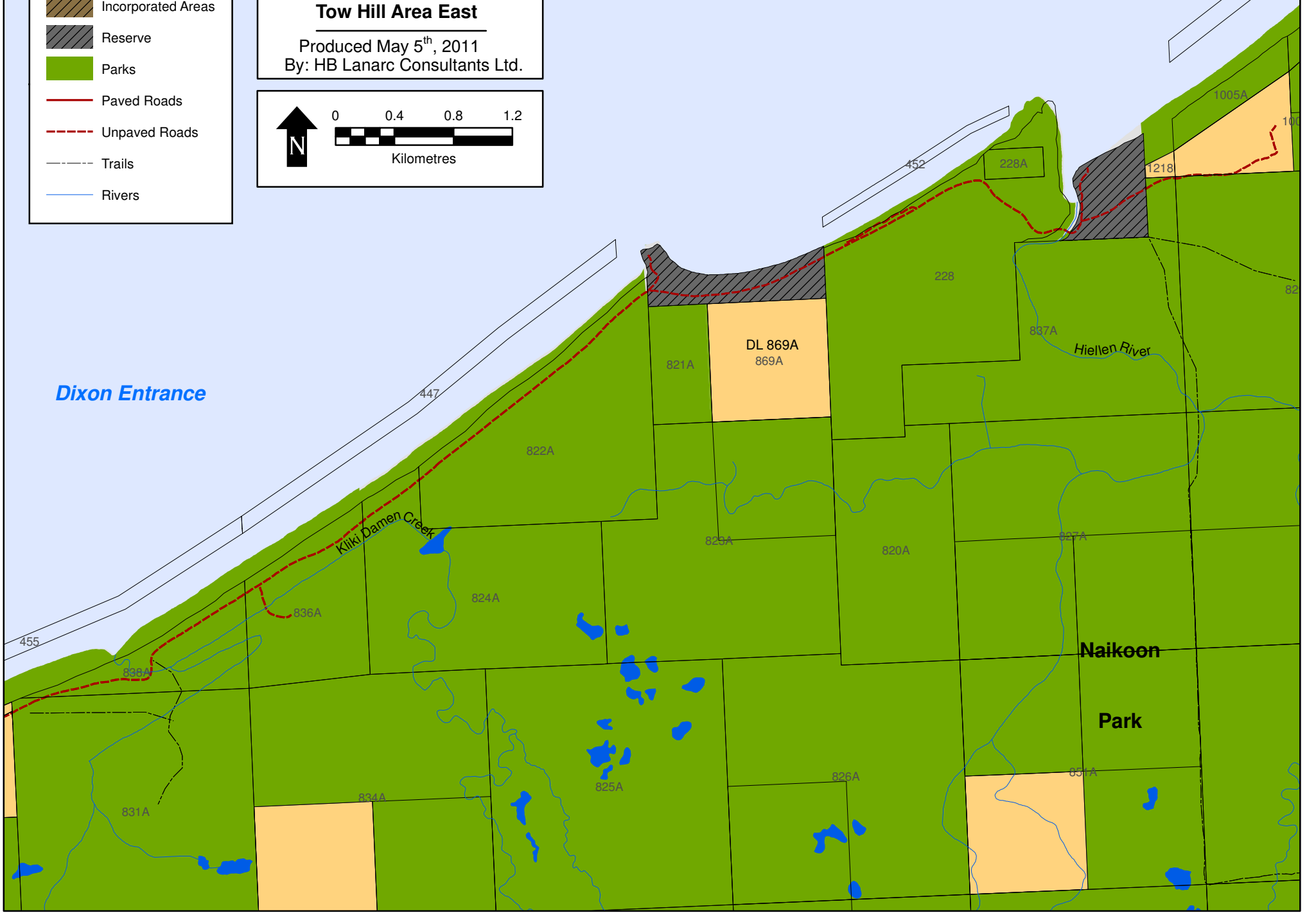
Private Lands

Tow Hill Area East

Produced May 5th, 2011
By: HB Lanarc Consultants Ltd.



Dixon Entrance



Naikoon

Park

Hiellen River

Kiki Damen Creek

DL 869A
869A

821A

822A

824A

825A

820A

827A

831A

834A

825A

826A

837A

228

228A

1218

1005A

452

447

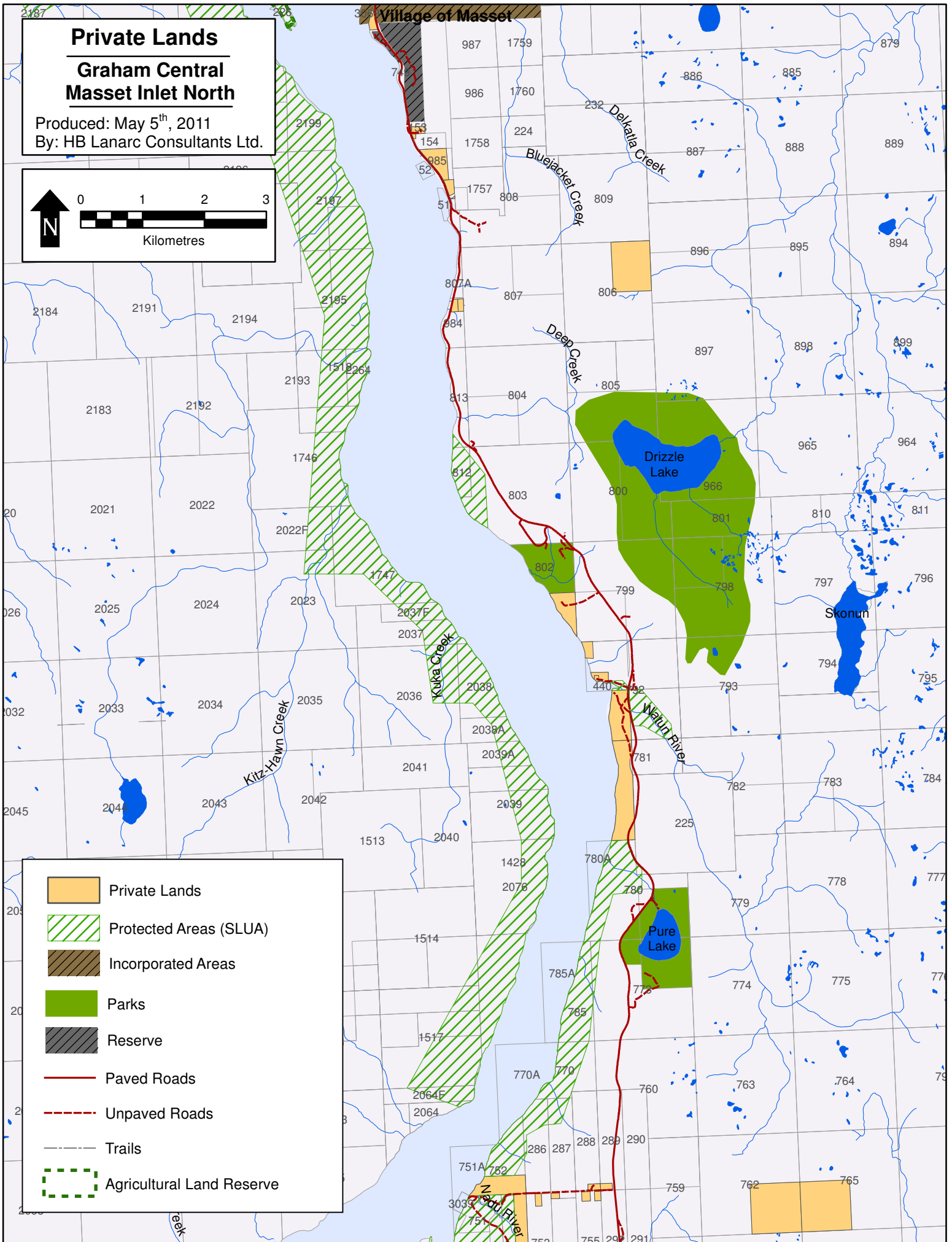
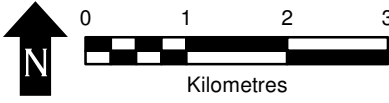
455

82

Private Lands

Graham Central Masset Inlet North

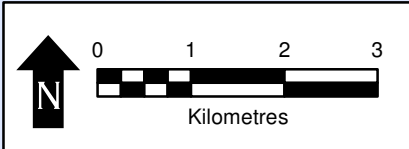
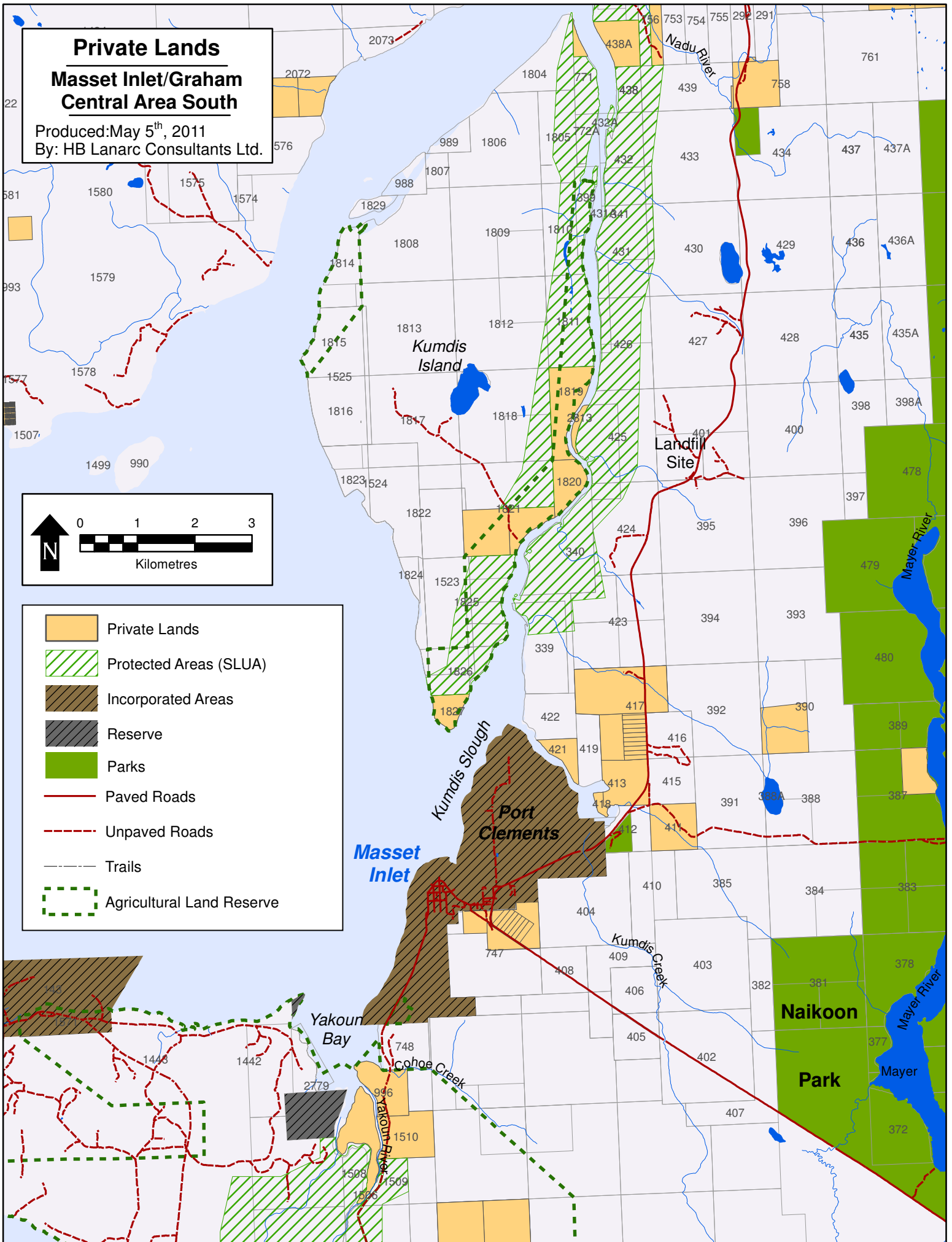
Produced: May 5th, 2011
By: HB Lanarc Consultants Ltd.



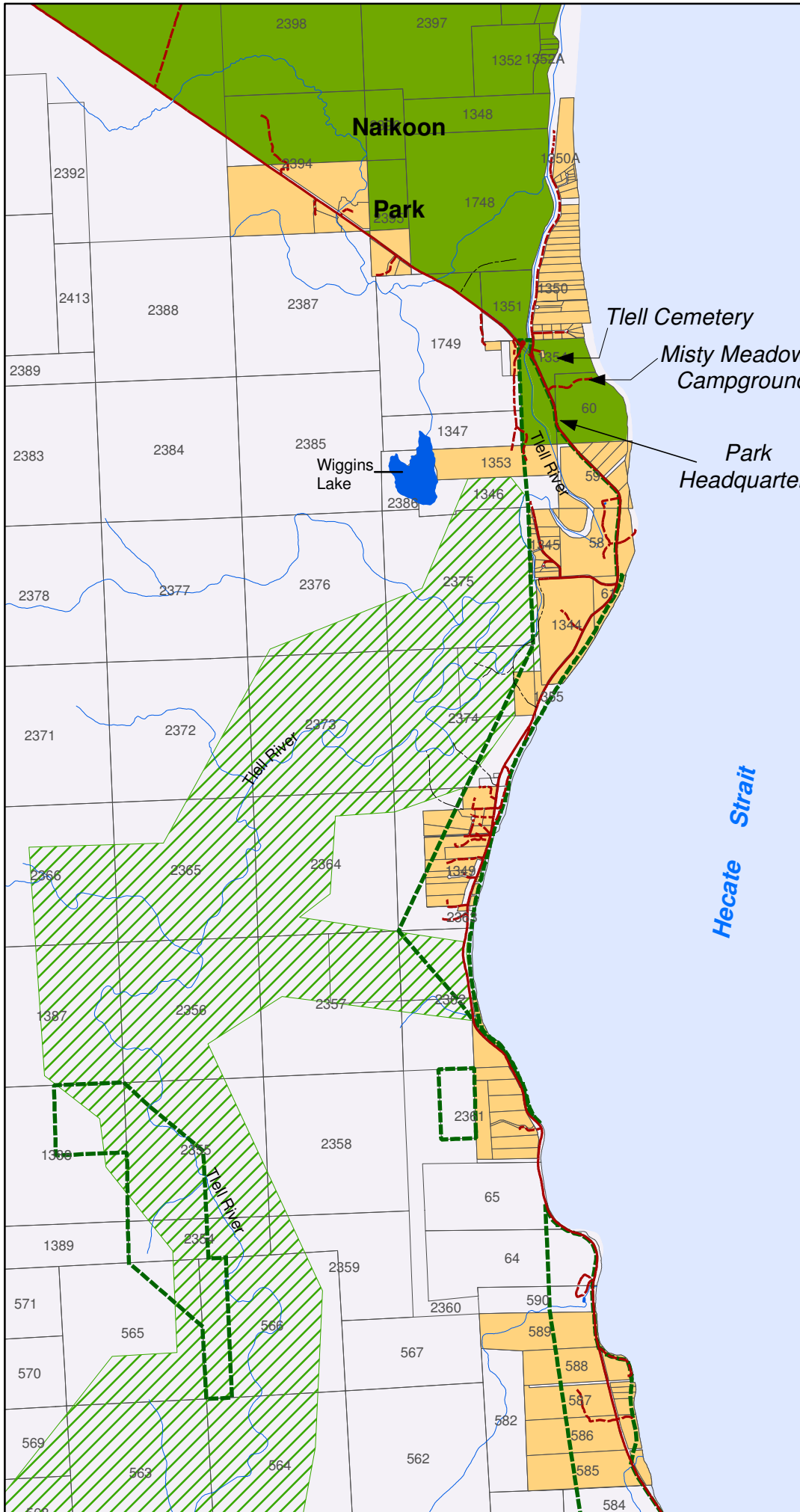
Private Lands

Masset Inlet/Graham Central Area South

Produced: May 5th, 2011
By: HB Lanarc Consultants Ltd.



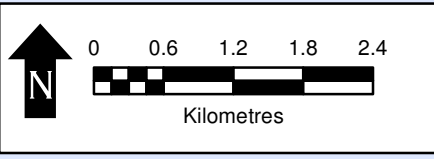
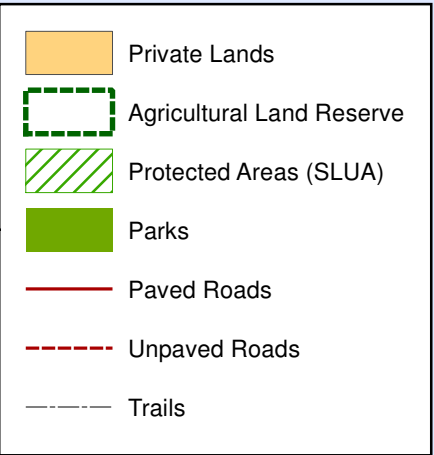
- Private Lands
- Protected Areas (SLUA)
- Incorporated Areas
- Reserve
- Parks
- Paved Roads
- Unpaved Roads
- Trails
- Agricultural Land Reserve



Private Lands

Tlell Local Area

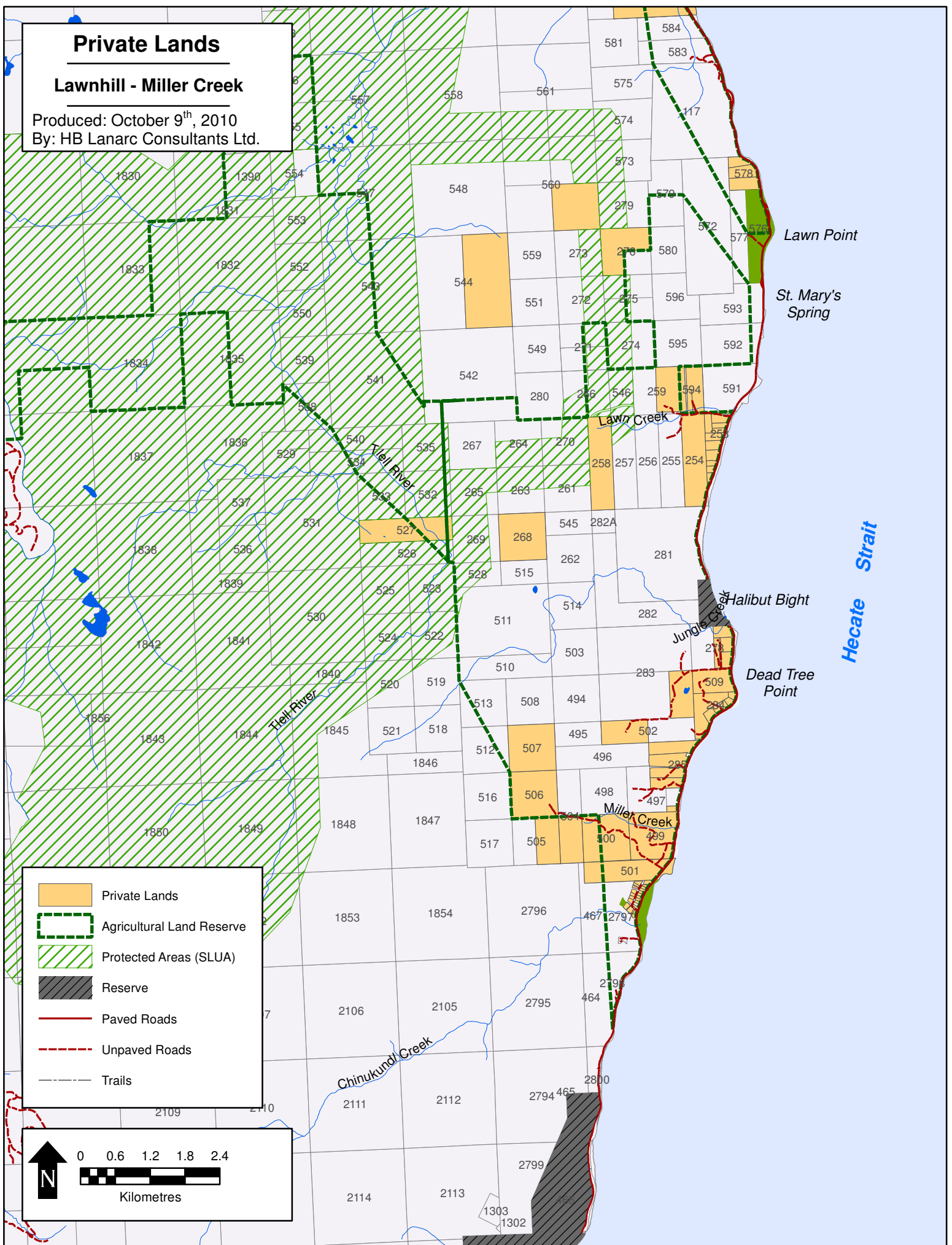
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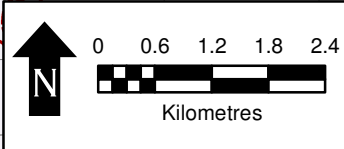
Private Lands

Lawnhill - Miller Creek

Produced: October 9th, 2010
By: HB Lanarc Consultants Ltd.



- Private Lands
- Agricultural Land Reserve
- Protected Areas (SLUA)
- Reserve
- Paved Roads
- Unpaved Roads
- Trails



16 Schedules

The schedules form part of the bylaw and are to be read in conjunction with the objectives and polices of this Plan.

Schedule B: OCP Planning Area

Schedule C: Future Land Use – Graham Island

Schedule C1: Future Land Use - Tow Hill Area West

Schedule C2: Future Land Use - Tow Hill Area East

Schedule C3: Future Land Use - Graham Central/ Masset Inlet Area South

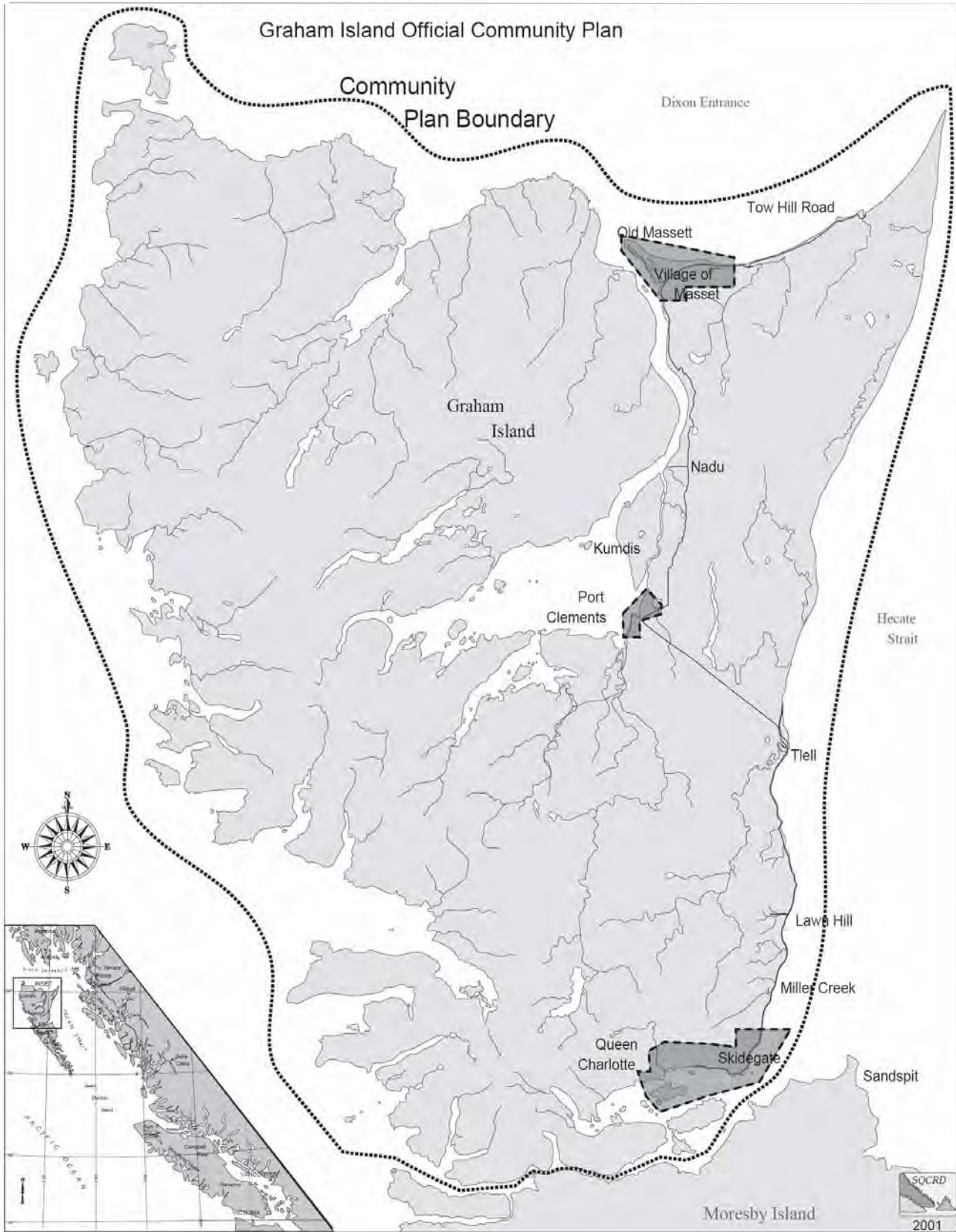
Schedule C4: Future Land Use - Graham Central/Masset Inlet North

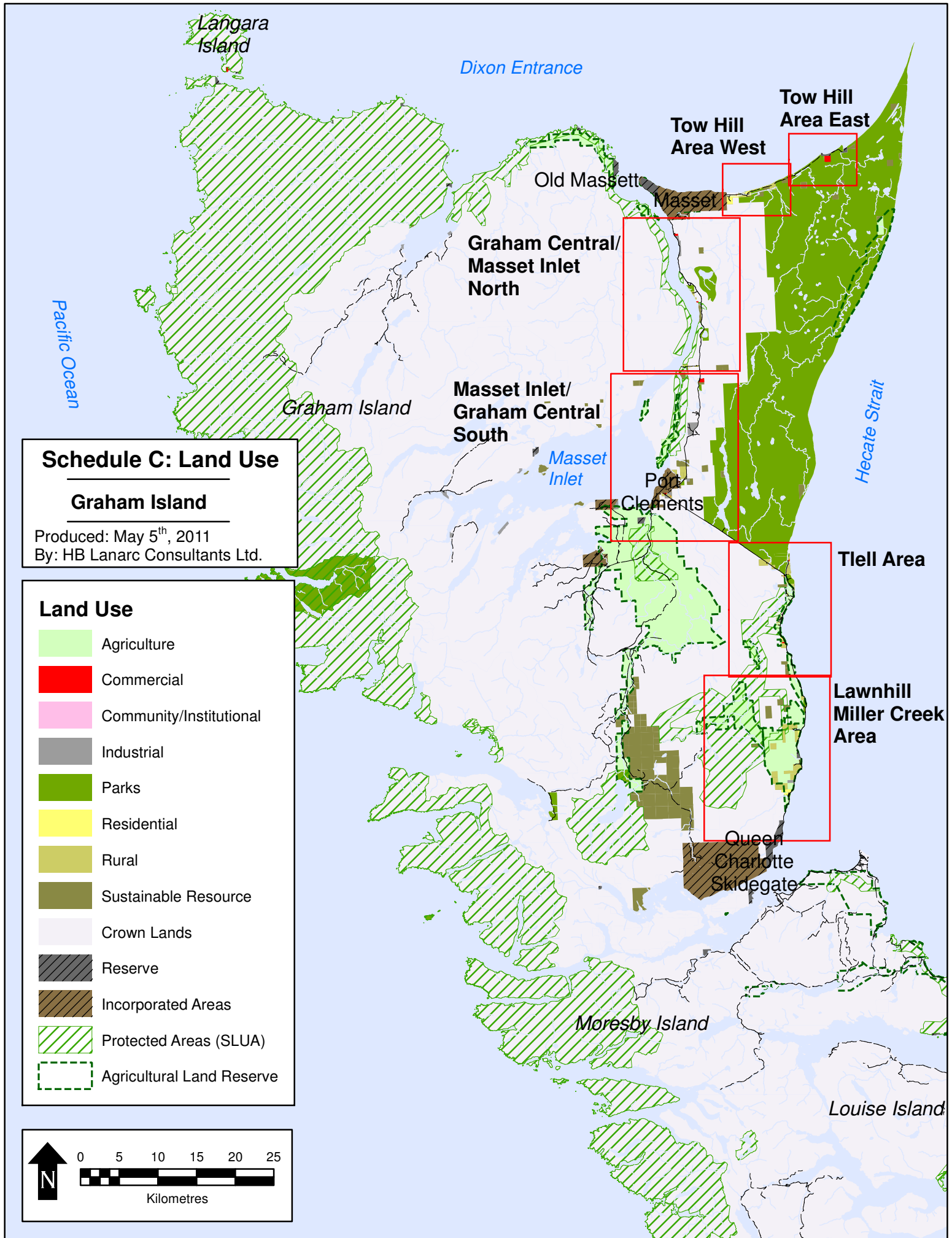
Schedule C5: Future Land Use - Tlell Area

Schedule C6: Future Land Use - Lawnhill/Miller Creek Area

Schedule D: Areas Suitable for Gravel Extraction

Schedule B: OCP Planning Area





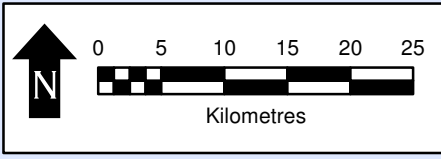
Schedule C: Land Use

Graham Island

Produced: May 5th, 2011
 By: HB Lanarc Consultants Ltd.

Land Use

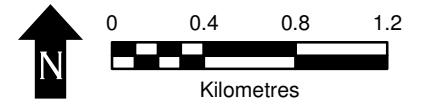
- Agriculture
- Commercial
- Community/Institutional
- Industrial
- Parks
- Residential
- Rural
- Sustainable Resource
- Crown Lands
- Reserve
- Incorporated Areas
- Protected Areas (SLUA)
- Agricultural Land Reserve



Schedule C1: Land Use

Tow Hill Area West

Produced May 5th, 2011
By: HB Lanarc Consultants Ltd.

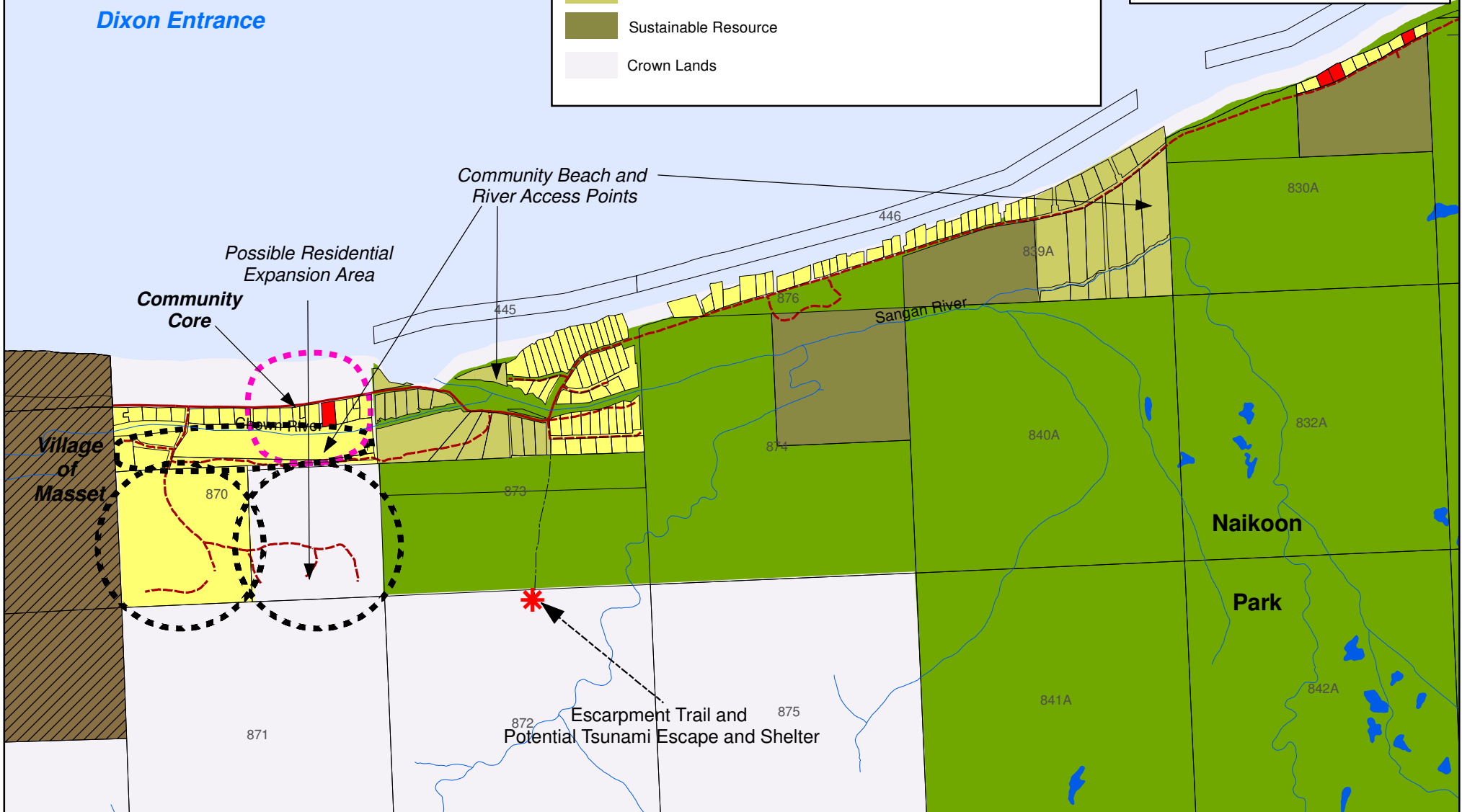


Land Use

- Agriculture
- Commercial
- Community/Institutional
- Industrial
- Parks
- Residential
- Rural
- Sustainable Resource
- Crown Lands

- Community Core
- Areas where proposed land use differs from current use and zoning
- Incorporated Areas
- Paved Roads
- Unpaved Roads
- Trails
- Rivers

Dixon Entrance



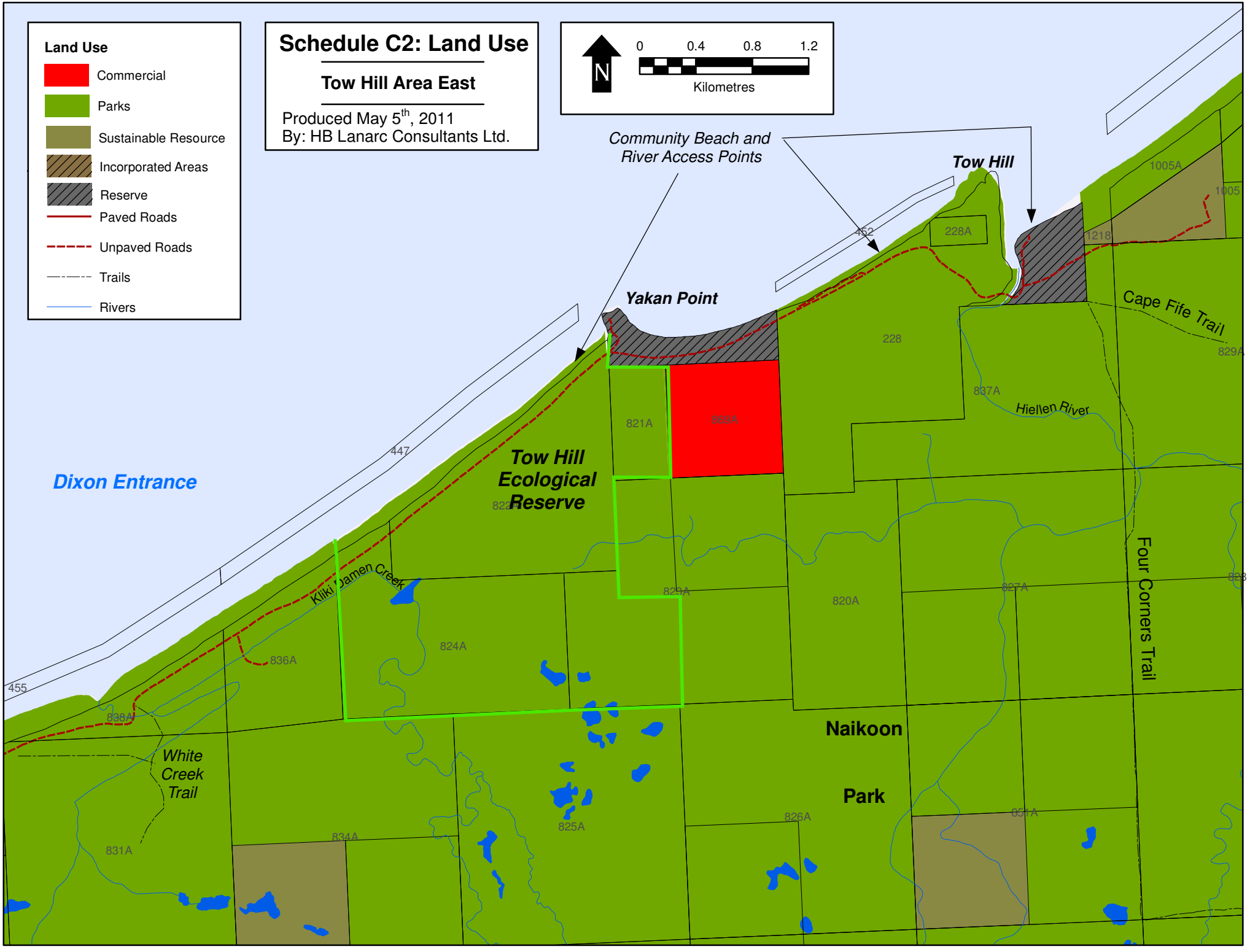
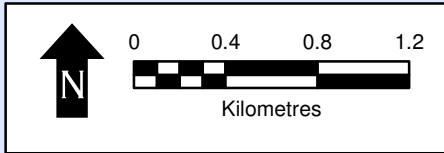
Land Use

-  Commercial
-  Parks
-  Sustainable Resource
-  Incorporated Areas
-  Reserve
-  Paved Roads
-  Unpaved Roads
-  Trails
-  Rivers

Schedule C2: Land Use

Tow Hill Area East

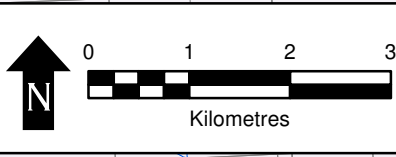
Produced May 5th, 2011
By: HB Lanarc Consultants Ltd.



Schedule C3: Land Use

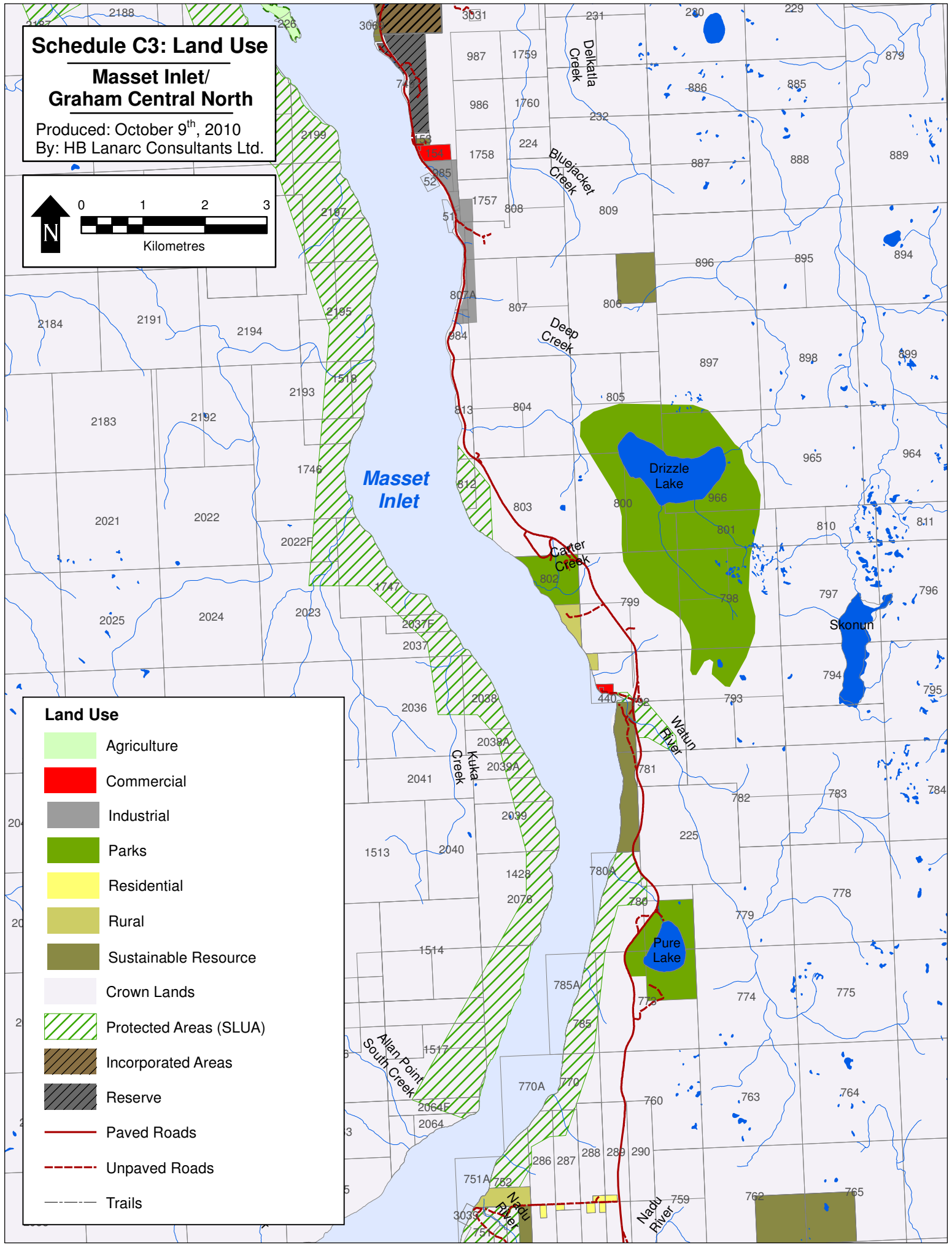
Masset Inlet/ Graham Central North

Produced: October 9th, 2010
By: HB Lanarc Consultants Ltd.



Land Use

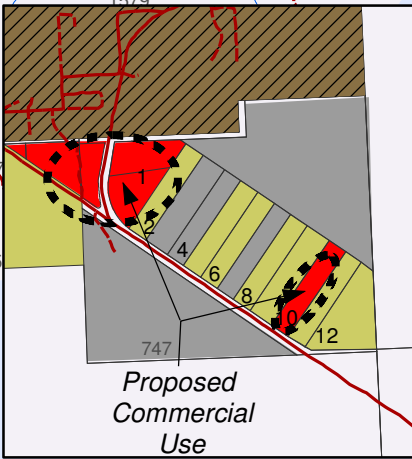
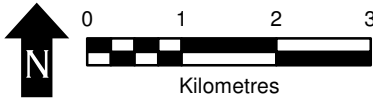
- Agriculture
- Commercial
- Industrial
- Parks
- Residential
- Rural
- Sustainable Resource
- Crown Lands
- Protected Areas (SLUA)
- Incorporated Areas
- Reserve
- Paved Roads
- Unpaved Roads
- Trails



Schedule C4: Land Use

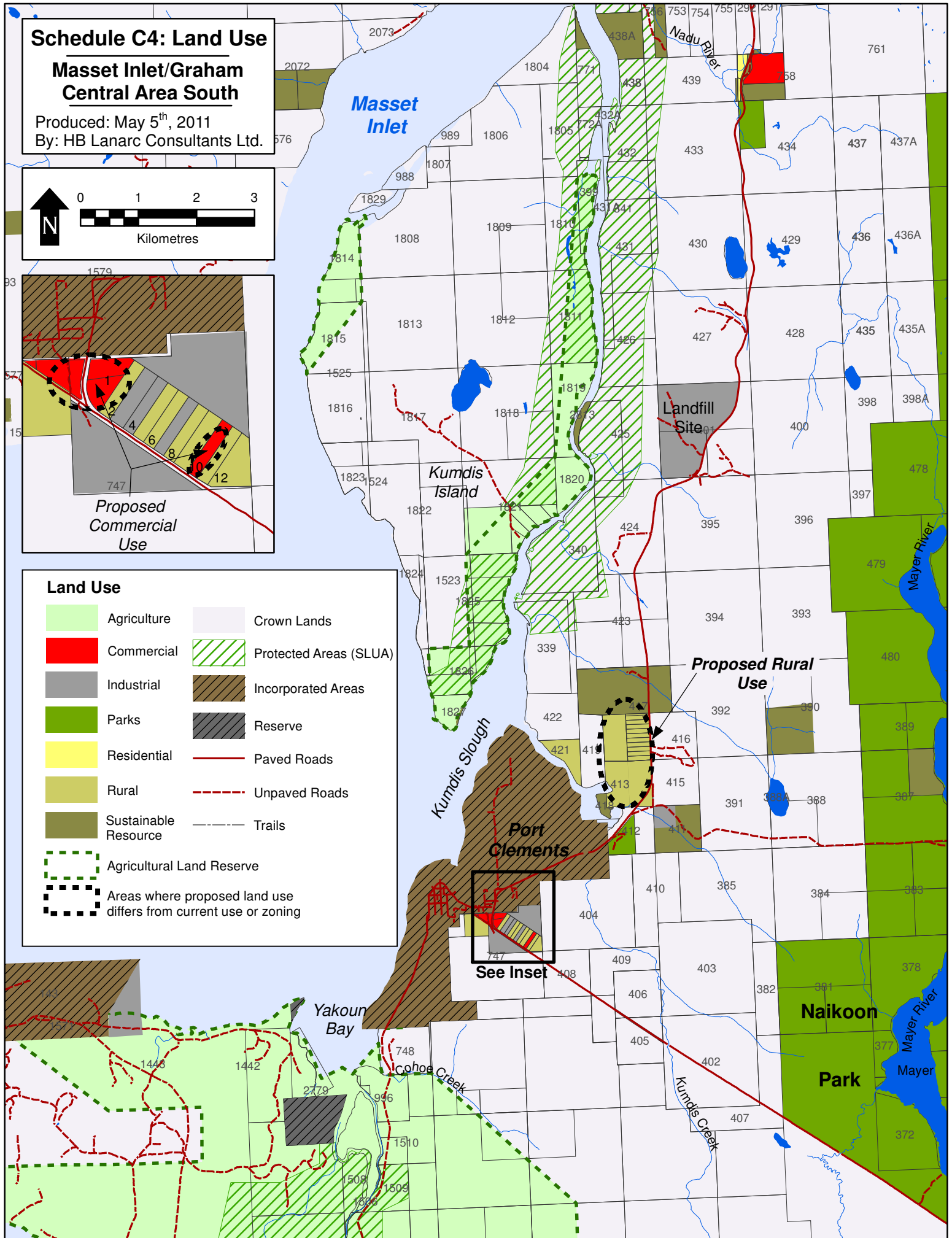
Masset Inlet/Graham Central Area South

Produced: May 5th, 2011
 By: HB Lanarc Consultants Ltd.



Land Use

	Agriculture		Crown Lands
	Commercial		Protected Areas (SLUA)
	Industrial		Incorporated Areas
	Parks		Reserve
	Residential		Paved Roads
	Rural		Unpaved Roads
	Sustainable Resource		Trails
	Agricultural Land Reserve		
	Areas where proposed land use differs from current use or zoning		

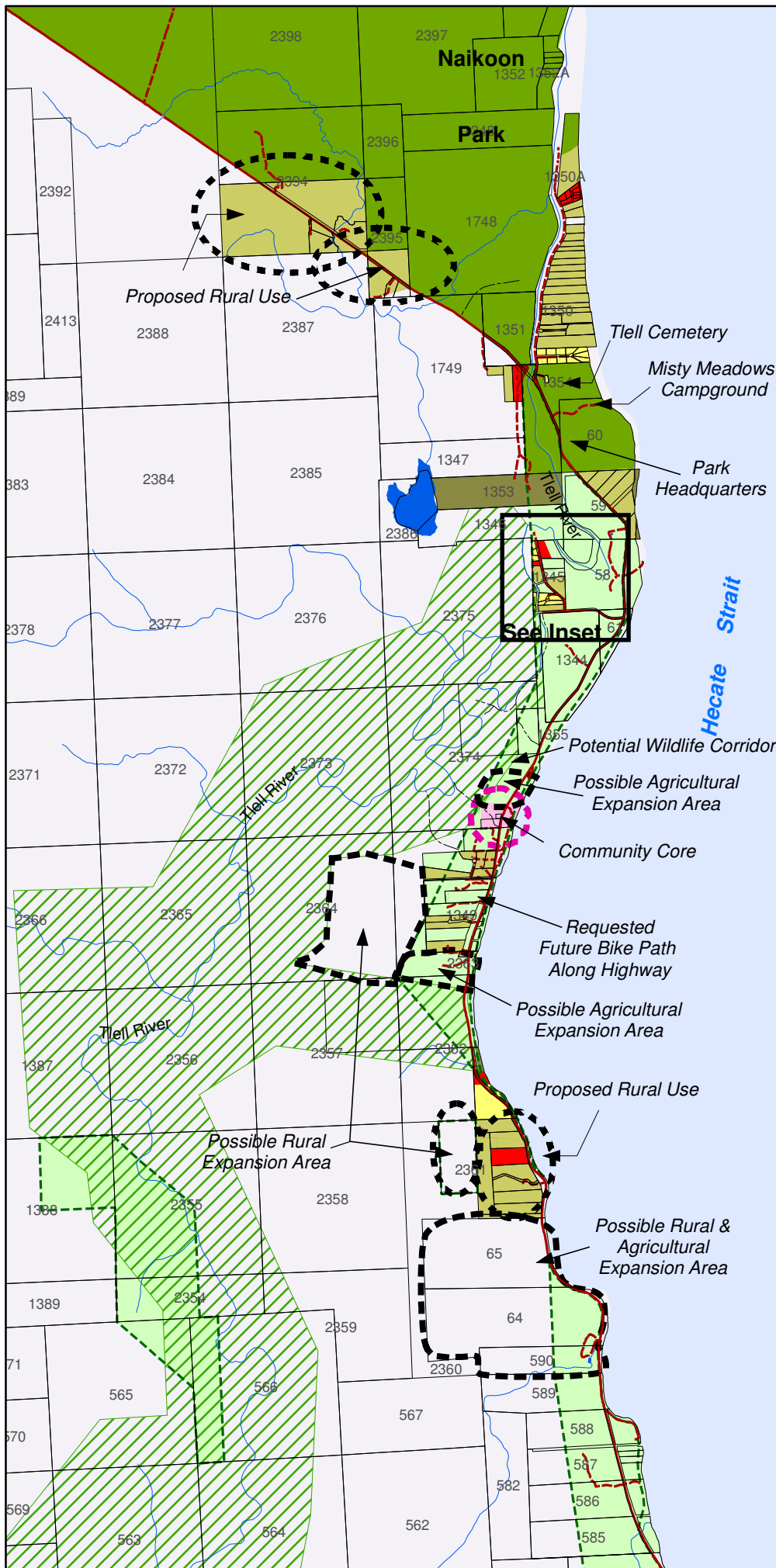
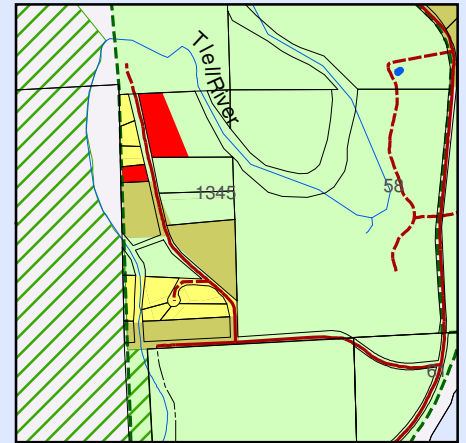


See Inset

Schedule C5: Land Use

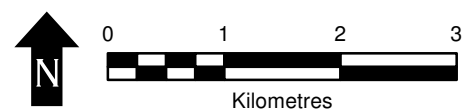
Land Use - Tiell Area

Produced: June 24th, 2011
By: HB Lanarc Consultants Ltd.



Legend

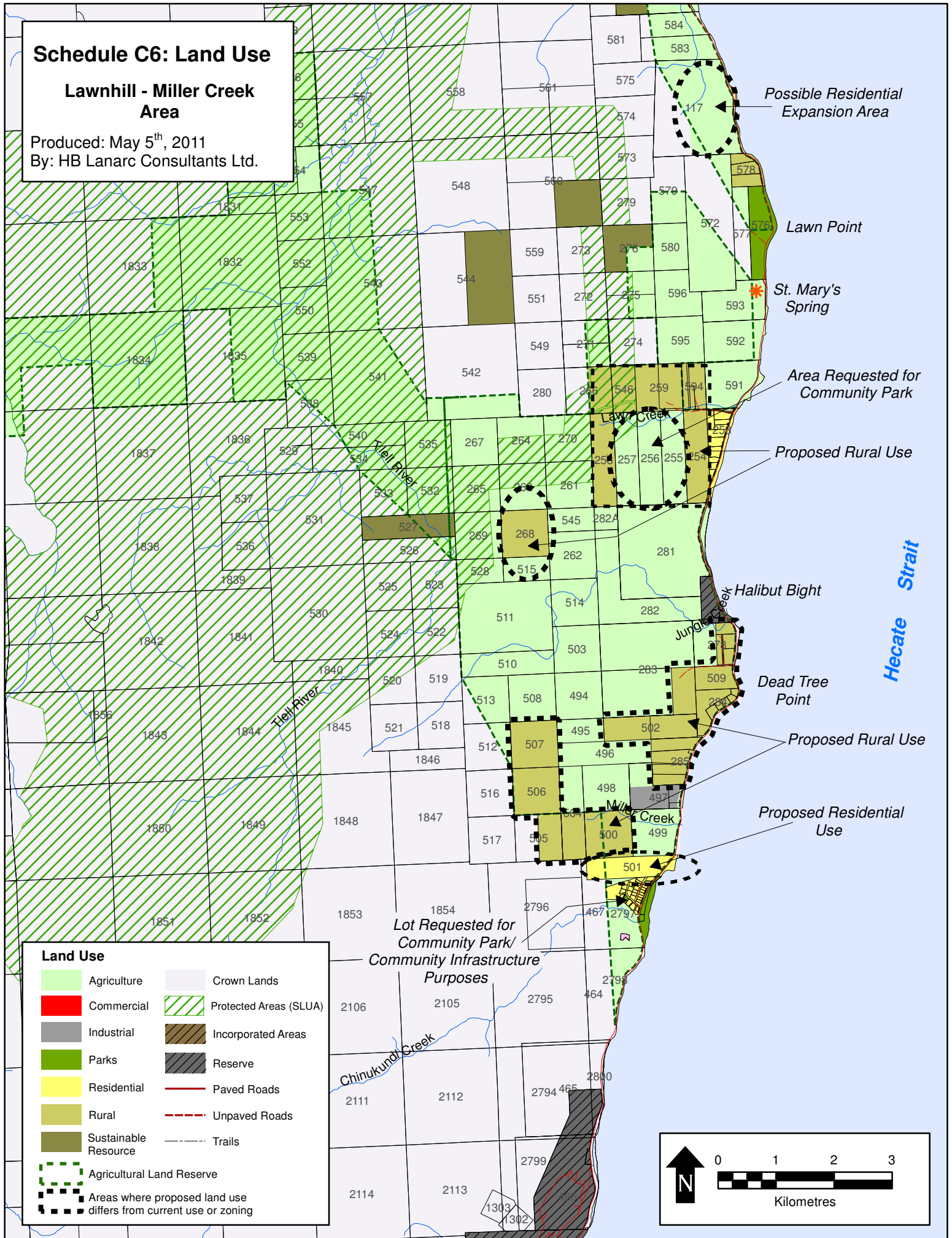
- Agriculture
- Commercial
- Community/Institutional
- Parks
- Residential
- Rural
- Sustainable Resource
- Crown Lands
- Protected Areas (SLUA)
- Community Core
- Areas where proposed land use differs from current use or zoning
- Reserve
- Paved Roads
- Unpaved Roads
- Trails
- Agricultural Land Reserve



















Schedule C6: Land Use

Lawnhill - Miller Creek Area

Produced: May 5th, 2011
 By: HB Lanarc Consultants Ltd.



Land Use

- | | |
|--|--|
|  Agriculture |  Crown Lands |
|  Commercial |  Protected Areas (SLUA) |
|  Industrial |  Incorporated Areas |
|  Parks |  Reserve |
|  Residential |  Paved Roads |
|  Rural |  Unpaved Roads |
|  Sustainable Resource |  Trails |
|  Agricultural Land Reserve | |
|  Areas where proposed land use differs from current use or zoning | |



Langara Island

Dixon Entrance

Pacific Ocean

Old Massett

Masset

Graham Island

Masset Inlet

Port Clements

Hecate Strait

L 18, PI 9609
L 24, PI 9609
DL 1625

DL 401

Bk A

L 5, Sec 21, TP 14
PI 9609

Bk A
DL 259

DL 499

DL 2798
DL 464

Queen Charlotte




City / Skidegate

L 3
L 5, PI 948
L 17, PI 948
L 2, PI 948
DL 838
DL 466

Moresby Island

Louise Island

Schedule D: Areas Suitable for Gravel Extraction
Produced: August 6th, 2010
By: HB Lanarc Consultants Ltd.

	Potential Aggregate Source
	Reserve
	Incorporated Areas

0 5 10 15 20 25
Kilometres

