

**NORTH COAST REGIONAL DISTRICT  
REGULAR BOARD MEETING  
AMENDED AGENDA**  
Held at 344 2<sup>nd</sup> Avenue West in Prince Rupert, B.C.  
On February 17, 2017 at 7:00 p.m.

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**1. CALL TO ORDER**

**2. CONSIDERATION OF AGENDA (additions/deletions)**

**3. BOARD MINUTES & BUSINESS ARISING FROM MINUTES**

3.1	Minutes of the Regular Meeting of the North Coast Regional District Board held January 20, 2017	Pg 1-9
3.2	Minutes of the Round 1 Budget Meeting of the North Coast Regional District Board held January 21, 2017	Pg 10-17
3.3	Rise and Report – December 9, 2016 <i>(to be read by Chair – no motion required)</i>  MOVED by Director Nobels, SECONDED by Director Bergman, that the North Coast Regional District request membership in the Association of Vancouver Island and Coastal Communities area association.  IC075-2016	Verbal       CARRIED

**4. STANDING COMMITTEE/COMMISSION MINUTES – BUSINESS ARISING**

4.1	Minutes of the Regular Meeting of the Electoral Area Advisory Committee held December 9, 2016	Pg 18-20
4.2	Minutes of the Regular Meeting of the Moresby Island Management Standing Committee held January 3, 2017	Pg 21-23

**5. DELEGATIONS**

5.1	B. Payette, Chair, Port Edward Historical Society – North Pacific Cannery Update	Verbal
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**6. FINANCE**

6.1	J. Musgrave, Administrative Assistant – Cheques Payable over \$5,000 for January, 2017	Pg 24
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**7. CORRESPONDENCE**

7.1	Honourable Norm Letnick, Minister of Agriculture – Francophone Affairs Program	Pg 25-26
7.2	West Coast Environmental Law – Open Letter to BC Local Governments	Pg 27-30
7.3	Canadian Independent Fish Harvester's Federation – Fish Licences for Fishermen and Fishing Communities Must be Legislated and Enforced	Pg 31-32
7.4	North Pacific Cannery – Request for Letter of Support	Pg 33
7.5	Brian Hansen, ADM, Ministry of Natural Gas Development & Duncan Williams, Executive Director, Ministry of Forests, Lands and Natural Resource Operations – North Coast Official Community Plan	Pg 34-36
7.6	City of Prince Rupert – Request for a Letter of Support to the Port of Prince Rupert Community Investment Fund	Pg 37-39
<u>Add:</u> <u>7.7</u>	Rupert Rubbish Round Up – Rupert Rubbish Round Up Request for Use of Branding	Pg 39a
<u>Add:</u> <u>7.8</u>	Prince Rupert Shoreworkers, UFAWU – Update on the Impacts of Canadian Fishing Company's Canning Closure	Pg 39b-c
<u>Add:</u> <u>7.9</u>	Ministry of Community, Sport and Cultural Development – Regulation of the Minister of Community, Sport and Cultural Development and Minister Responsible for Translink – Ministerial Order No. M 053	Pg 39d-f

**8. REPORTS / RESOLUTIONS**

8.1	M. Williams, Consultant – Subdivision Referral – Graham Island	Pg 40-41
8.2	D. Fish, Corporate Officer – April 21, 2017 North Coast Regional District Board Meeting	Pg 42-44
8.3	D. Fish, Corporate Officer – Haida Gwaii Regional Recreation: Community Breakdown	Pg 45-49
<u>Add:</u> <u>8.4</u>	D. Fish, Corporate Officer – Vancouver Island Regional Library Loan Authorization Bylaw No. 612, 2017	Pg 49a-j
<u>Add:</u> <u>8.5</u>	S. Gill, Treasurer – Parcel Tax Roll Review Panel Scheduling	Pg 49k-l
<u>Add:</u> <u>8.6</u>	D. Fish, Corporate Officer – Haida Gwaii Regional Recreation Service Provider Agreement: Haida Gwaii Recreational Instructors Group	Pg 49m-p
<u>Add:</u> <u>8.7</u>	M. Williams, Consultant – Aurora LNG Working Group Comments	Pg 49q-t

**9. BYLAWS**

9.1	Bylaw No. 608, 2017 – being a bylaw to adopt a land use plan for Electoral Areas A and C of the North Coast Regional District <b><i>Table for further discussion following consultation.</i></b>	Pg 50-185
<u>Add:</u> <u>9.2</u>	Bylaw No. 612, 2017 – being a bylaw to authorize the borrowing of the estimated cost of constructing and improving library facilities on Haida Gwaii <b><i>Prior to being given first, second and third readings.</i></b>	Pg 185a

**10. LAND REFERRALS / PLANNING** *(Voting restricted to Electoral Area Directors)*

10.1	M. Williams, Consultant – Land Referral: Withdrawal from Map Reserve for Power Line Project, Moresby Island	Pg 186-192
10.2	M. Williams, Consultant – Land Referral: Map Reserve Amendment, Graham Island	Pg 193-195
10.3	M. Williams, Consultant – Land Referral: Licence of Occupation, Graham Island	Pg 196-222
10.4	M. Williams, Consultant – Land Referral: Map Reserve, Graham Island	Pg 223-226
10.5	M. Williams, Consultant – Land Referral: Map Reserve, Moresby Island	Pg 227-229

**11. NEW BUSINESS**

11.1	Directors' Reports	Verbal
<u>Add:</u> <u>11.2</u>	North Coast Marine Plan Advisory Committee Appointment	Verbal

**12. OLD BUSINESS**

None.	-----
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**13. PUBLIC INPUT****14. IN-CAMERA**

That the public be excluded from the meeting according to sections 90(1) (e) and (i) of the <i>Community Charter</i> "the acquisition, disposition or expropriation of land or improvements, if the council consider that disclosure could reasonably be expected to harm the interests of the municipality" and "the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose".	-----
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**15. ADJOURNMENT**





## NORTH COAST REGIONAL DISTRICT

**MINUTES** of the Regular Meeting of the Board of Directors of the North Coast Regional District (NCRD) held at 344 2<sup>nd</sup> Avenue West, Prince Rupert, B.C. on Friday, January 20, 2017 at 7:00 p.m.

### PRESENT

### PRIOR TO ADOPTION

Chair	B. Pages, Village of Masset
Directors	N. Kinney, City of Prince Rupert L. Brain, City of Prince Rupert D. Franzen, District of Port Edward D. Daugert, Village of Port Clements G. Martin, Village of Queen Charlotte D. Nobels, Electoral Area A K. Bergman, Electoral Area C M. Racz, Electoral Area D ( <i>teleconference</i> ) B. Beldessi, Electoral Area E
Staff	D. Chapman, Chief Administrative Officer D. Fish, Corporate Officer S. Gill, Treasurer
Public	2
Media	1

### 1. CALL TO ORDER 7:05 p.m.

### 2. AGENDA

MOVED by Director Nobels, SECONDED by Director Kinney, that the January 20, 2017 North Coast Regional District Regular amended agenda be further amended and adopted to include the following:

11.4 Canadian Environmental Assessment Agency – Participant Funding Program

**001-2017**

**CARRIED**

### 3. MINUTES & BUSINESS ARISING FROM MINUTES

3.1 Minutes of the Statutory Meeting of the North Coast Regional District Board held December 9, 2016

MOVED by Director Beldessi, SECONDED by Director Franzen, that the minutes of the December 9, 2016 North Coast Regional District Statutory Board meeting be adopted as presented.

**002-2017**

**CARRIED**

- 3.2 Minutes of the Regular Meeting of the North Coast Regional District Board held December 9, 2016

MOVED by Director Franzen, SECONDED by Director Beldessi, that the minutes of the December 9, 2016 North Coast Regional District Statutory Board meeting be adopted as presented.

**002-2017**

**CARRIED**

- 3.3 Rise and Report – December 9, 2016

MOVED By Alternate Director Cunningham, SECONDED by Director Kinney, that the report from staff entitled “2017 Board Appointments” be received;

AND THAT the Board of the North Coast Regional District make the following appointments for 2017:

Haida Gwaii Museum	Director Martin
Yellowhead Highway Association	Director Kinney Director Brain (alternate)
Vancouver Island Regional Library	Director Beldessi Carol Wagner (alternate)
Prince Rupert Regional Archives	Director Kinney Director Brain (alternate)
Municipal Insurance Association of B.C.	Director Bergman Director Nobels (alternate)
Municipal Finance Authority of B.C.	Chair Pages Director Franzen (alternate)
BC Ferries Advisory Committee	Director Martin
Northern Development Initiative Trust	Director Racz
Port Edward Historical Society	Director Bergman
North Central Local Government Association	Mayor Dave MacDonald

IC073-2016

**CARRIED**

#### **4. STANDING COMMITTEE/COMMISSION MINUTES – BUSINESS ARISING**

- 4.1 Minutes of the Regular Meeting of the Moresby Island Management Standing Committee held December 6, 2016

MOVED by Director Franzen, SECONDED by Director Beldessi, that the minutes of the Regular meeting of the Moresby Island Management Standing Committee held December 9, 2016 be received as presented.

**003-2017**

**CARRIED**

- 4.2 Minutes of the Regular Meeting of the Regional Recycling Advisory Committee held October 12, 2016

MOVED by Director Martin, SECONDED by Director Nobels, that the minutes of the Regular meeting of the Regular Meeting of the Regional Recycling Advisory Committee held October 12, 2016 be received as presented.

**004-2017**

**CARRIED**

## **5. DELEGATIONS**

- 5.1 J. North, Economic Development Officer, Misty Isles Economic Development Society – Misty Isles Economic Development Society Update and Economic Development Capacity Building Funding Application

Janine North, Economic Director for the Misty Isles Economic Development Society (MIEDS) addressed the Board with respect to MIEDS' work plan for 2017. Ms. North noted that there has been progress made on the Haida Gwaii Community Forest project with the Council of the Haida Nation lending its support to the initiative. Destination marketing will be another key project for MIEDS in 2017, as it will be marketing Haida Gwaii on a global-scale. It is anticipated that grant funding for the destination marketing project will be largely sourced from Destination BC. MIEDS will continue to work with small business on Haida Gwaii to support the Love Haida Gwaii and Go Haida Gwaii websites.

Ms. North responded to questions posed by the Board.

The Chair thanked Ms. North for her presentation.

## **6. FINANCE**

- 6.1 J. Musgrave, Administrative Assistant – Cheques Payable over \$5,000 for December, 2016

MOVED by Director Kinney, SECONDED by Director Nobels, that the staff report on Cheques Payable over \$5,000 issued by the North Coast Regional District for December, 2016 be received and filed.

**005-2017**

**CARRIED**

## **7. CORRESPONDENCE**

- 7.1 Trans Canada Yellowhead Highway Association – Advocacy Update

MOVED by Director Nobels, SECONDED by Director Franzen, that the correspondence from the Trans Canada Yellowhead Highway Association with regard to its advocacy update be received.

**006-2017**

**CARRIED**

- 7.2 Honourable Norm Letnick, Minister of Agriculture – RE: Pilot Proposal to Process Hake Catch at Sea

MOVED by Director Nobels, SECONDED by Director Martin, that the correspondence from the Honourable Norm Letnick, Minister of Agriculture, in response to the North Coast Regional District Board's correspondence with regard to the pilot proposal to process hake catch at sea be received.

**007-2017**

**CARRIED**

- 7.3 Reconciliation Canada – Reconciliation Dialogue Workshop in Prince Rupert

MOVED by Director Nobels, SECONDED by Director Beldessi, that the correspondence from Reconciliation Canada with regard to the reconciliation dialogue workshop in Prince Rupert on February 2, 2017 be received;

AND THAT the North Coast Regional District Board sanction the attendance of staff at the Reconciliation Dialogue Workshop.

**008-2017**

**CARRIED**

- 7.4 Misty Isles Economic Development Society – CRTC Declares Broadband Internet Access a Basic Service

MOVED by Director Nobels, SECONDED by Director Franzen, that the correspondence from the Misty Isles Economic Development Society with regard to the Canadian Radio-Television and Telecommunications Commission's declaration of broadband internet access as a basic service be received.

**009-2017**

**CARRIED**

- 7.5 BC Ferry Services Inc. – Route 11 Sailings

MOVED by Director Martin, SECONDED by Director Franzen, that the correspondence from BC Ferry Services Inc. with respect to Route 11 sailings be received.

**010-2017**

**CARRIED**

- 7.6 Squamish-Lillooet Regional District – BCAS Dispatch Protocols to Highline Rd, D'Arcy, B.C.

MOVED by Director Nobels, SECONDED by Director Martin, that the correspondence from the Squamish-Lillooet Regional District with respect to BC Ambulance Service dispatch protocols be received.

**011-2017**

**CARRIED**

## **8. REPORTS – RESOLUTIONS**

- 8.1 D. Fish, Corporate Officer – Regional Recycling Facility Asset Management Plan

MOVED by Director Martin, SECONDED by Director Franzen, that the report from staff entitled "Regional Recycling Facility Asset Management Plan" be received.

**012-2017**

**CARRIED**

MOVED by Director Nobels, SECONDED by Director Franzen, that the Board of the North Coast Regional District refer the staff report entitled "Regional Recycling Facility Asset Management Plan" to the Regional Recycling Advisory Committee for further consideration.

**013-2017**

**CARRIED**

- 8.2 D. Fish, Corporate Officer – North Coast Regional District Rebranding

MOVED by Director Kinney, SECONDED by Director Franzen, that the report from staff entitled "North Coast Regional District Rebranding" be received;

AND THAT the Board support the North Coast Regional District's application to Northern Development Initiative Trust's Marketing Initiatives Program in the amount of \$20,000 from the Skeena-Queen Charlotte Regional District funding account.

**014-2017**

**CARRIED**

- 8.3 D. Lomax, Recreation Coordinator – Haida Gwaii Regional Recreation 4<sup>th</sup> Quarter Report 2016

MOVED by Director Franzen, SECONDED by Director Kinney, that the report from staff entitled "Haida Gwaii Regional Recreation 4<sup>th</sup> Quarter Report 2016" be received.

**015-2017**

**CARRIED**

- 8.4 D. Fish, Corporate Officer – 2016 Grant Writing Activities

MOVED by Director Nobels, SECONDED by Director Brain, that the report from staff entitled "2016 Grant Writing Activities" be received for information.

**016-2017**

**CARRIED**

- 8.5 M. Williams, Consultant – Aurora LNG Project Review

MOVED by Director Beldessi, SECONDED by Director Nobels, that the report from the consultant entitled "Aurora LNG Project Review" be received;

AND THAT the Board direct working group members to focus their review on the following sections in the application:

- Water quality;
- Economic effects; and
- Social effects;

AND FURTHER THAT the Board call a Special Board meeting to be held via teleconference on February 10, 2017 at 7:00 p.m.

**017-2017**

**CARRIED**

- 8.6 D. Fish, Corporate Officer – North Coast Official Community Plan

MOVED by Director Franzen, SECONDED by Director Brain, that the report from staff entitled "North Coast Official Community Plan" be received for information.

**018-2017**

**CARRIED**

**9. BYLAWS**

- 9.1 Bylaw No. 611, 2017 – Being a bylaw to provide for the borrowing of money during fiscal year 2017 in anticipation of Revenue

MOVED by Director Franzen, SECONDED by Director Brain, that Bylaw No. 611, 2017 be given first reading.

**019-2017**

**CARRIED**

MOVED by Director Franzen, SECONDED by Director Nobels, that Bylaw No. 611, 2017 be given second reading.

**020-2017**

**CARRIED**

MOVED by Director Kinney, SECONDED by Director Nobels, that Bylaw No. 611, 2017 be given third reading.

**021-2017**

**CARRIED**

MOVED by Director Franzen, SECONDED by Director Nobels, that Bylaw No. 611, 2017 be reconsidered and adopted.

**022-2017**

**CARRIED**

- 9.1 Bylaw No. 608, 2017 – Being a bylaw to adopt a land use plan for Electoral Areas A and C of the North Coast Regional District

MOVED by Director Franzen, SECONDED by Director Nobels, that Bylaw No. 608, 2017 be given first reading;

AND THAT the Board, in accordance with section 477 of the *Local Government Act*, consider Bylaw No. 608, 2017 with the North Coast Regional District's financial and waste management plans.

**023-2017**

**CARRIED**

MOVED by Director Franzen, SECONDED by Director Nobels, that a public hearing on proposed Bylaw No. 608, 2017 be held at 344 2<sup>nd</sup> Avenue West in Prince Rupert, B.C. on Thursday, February 16, 2017 at 7:00 p.m.;

AND THAT Director Nobels be designated as the Chair of the public hearing on the proposed Bylaw No. 608, 2017.

**024-2017**

**CARRIED**

**10. LAND REFERRALS / PLANNING**

None.

## 11. NEW BUSINESS

### 11.1 Director's Reports

MOVED by Director Brain, SECONDED by Director Kinney, that the verbal reports from the Directors, as follows, be received:

#### Director Brain – City of Prince Rupert

- The City is considering converting an old property on Chamberlin Avenue into affordable seniors housing;
- The City is working with the Metlakatla Development Corporation to explore the feasibility of a housing and health care site on the old Kind Edward School property;
- The City will be unveiling new city maps to be used and located throughout the community; and
- The City will be moving forward with paving and revitalization on 2<sup>nd</sup> and 3<sup>rd</sup> Avenues in Prince Rupert.

#### Director Franzen – District of Port Edward

- The District will host the region's first working camp in 2017; and
- Surveying work has now been started for the development of 8 senior's housing units in the District.

#### Director Kinney – City of Prince Rupert

- The City is in the process of securing meetings with federal Ministers in Ottawa over the coming months.

#### Director Nobels – Electoral Area A

- Community residents in Dodge Cove continue to actively participate in the BC Environmental Assessment Process for the Aurora LNG project.

#### Director Bergman – Electoral Area C

- The Oona River Community Association, with the assistance of grant funding, is moving forward with the development of a wheelchair accessible ramp for the community hall.

#### Director Beldessi – Electoral Area E

- There appears to be positive movement with Misty Isles Economic Development Society having hired a new executive director; and
- There were leaks in the community water system identified at the Teal Jones trailer court in the community.

#### Director Martin – Village of Queen Charlotte

- The Village is still in discussion with BC Housing and Makola Housing with respect to partnership opportunities as they relate to affordable housing in the community;
- There are ongoing negotiations with Air Canada with respect to additional flights scheduled for Sandspit in the summer months;
- Director Martin attended the last meeting of the Board of the Haida Gwaii Museum on behalf of the Regional District; and
- The Village Council will be holding a strategic planning session in late January.

#### Director Daugert – Village of Port Clements

- The Village now has only 2 Councilors serving the community and will be seeking guidance from the Province with respect to passing its 2017-2021 financial plan; and
- The Village is now considering a water system report it had commissioned.

Chair Pages – Village of Masset

- The Village is using grant funding to complete a building envelope redesign for Masset's community hall facility.

**025-2017****CARRIED**

- 11.2 Edge of the World Music Festival Society's application to Northern Development Initiative Trust's Fabulous Festivals and Events Program

MOVED by Director Racz, SECONDED by Director Nobels, that the Edge of the World Music Festival Society's application to Northern Development Initiative Trust's Fabulous Festivals and Events Program be received;

AND THAT the Board of the North Coast Regional District support the Edge of the World Music Festival Society's application to Northern Development Initiative Trust's Fabulous Festivals and Events Program in the amount of \$2,500 from the 2016 Skeena-Queen Charlotte Regional District funding account.

**026-2017****CARRIED**

- 11.3 Minutes from the November 17, 2016 meeting of the Groundfish Integrated Advisory Committee

MOVED by Director Nobels, SECONDED by Director Beldessi, that the minutes from the meeting of the Groundfish Integrated Advisory Committee held November 17, 2016 be received for information.

**027-2017****CARRIED**

- 11.4 Canadian Environmental Assessment Agency – Participant Funding Program

MOVED by Director Nobels, SECONDED by Director Beldessi, that the verbal report from Director Nobels entitled "Canadian Environmental Assessment Agency – Participant Funding Program" be received;

AND THAT the Board of the North Coast Regional District direct staff to investigate the North Coast Regional District's eligibility for funding under the program.

**028-2017****CARRIED****12.1 OLD BUSINESS**

*Director Nobels declared a conflict of interest and left the meeting at 8:13 p.m.*

- 12.1 Coastal Community Network funding application to the BC Rural Dividend Program

MOVED by Director Beldessi, SECONDED by Director Brain, that the Coastal Community Network's application to the BC Rural Dividend funding program be received;

AND THAT the Board of the North Coast Regional District support the Coastal Community Network's funding application to the BC Rural Dividend Program to support the Pacific Coast Basin Sustainability Charter Stage 1 project.

**029-2017****CARRIED**

*Director Nobels rejoined the meeting at 8:17 p.m.*



- 12.2 Misty Isles Economic Development Society's application to Northern Development Initiative Trust's 2017 Economic Development Capacity Building Program

MOVED by Director Beldessi, SECONDED by Director Nobels, that the Misty Isles Economic Development Society's 2017 application to Northern Development Initiative Trust's Economic Development Capacity Building program be received.

**030-2017**

**CARRIED**

**13. PUBLIC INPUT**

There were 0 questions from the public.

**14. IN CAMERA**

MOVED by Director Franzen, SECONDED by Director Brain, that the Board move to the In-Camera meeting following the Regular meeting according to section 90(1) (e) of the *Community Charter* "the acquisition, disposition or expropriation of land or improvements, if the council consider that disclosure could reasonably be expected to harm the interests of the municipality."

**031-2017**

**CARRIED**

**15. ADJOURNMENT**

MOVED by Director Nobels, SECONDED by Director Franzen, that the North Coast Regional District Regular Board meeting be adjourned at 9:05 p.m.

**032-2017**

**CARRIED**

Approved and adopted:

Certified correct:

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Corporate Officer



## NORTH COAST REGIONAL DISTRICT

**MINUTES** of the Regular (Budget) Meeting of the Board of Directors of the North Coast Regional District (NCRD) held at 344 2<sup>nd</sup> Avenue West in Prince Rupert, B.C. on Saturday, January 21, 2017 at 10:00 AM.

### PRESENT

### PRIOR TO ADOPTION

Chair	B. Pages, Village of Masset
Directors	N. Kinney, City of Prince Rupert L. Brain, City of Prince Rupert C. Mackenzie, Alternate, District of Port Edward D. Daugert, Village of Port Clements G. Martin, Village of Queen Charlotte D. Nobels, Electoral Area A K. Bergman, Electoral Area C B. Beldessi, Electoral Area E
Regrets	D. Franzen, District of Port Edward M. Racz, Electoral Area D
Staff	D. Chapman, Chief Administrative Officer D. Fish, Corporate Officer S. Gill, Treasurer T. Des Champs, Recycling Operations Manager
Public	0
Media	0

### 1. CALL TO ORDER 10:03 a.m.

### 2. AGENDA

MOVED by Director Kinney, SECONDED by Director Brain, that the January 21, 2017 Regular (R1 Budget) agenda be adopted as presented.

**033-2017**

**CARRIED**

### 3. MINUTES & BUSINESS ARISING FROM MINUTES

None.

### 4. STANDING COMMITTEE/COMMISSION MINUTES – BUSINESS ARISING

None.

### 5. DELEGATIONS

None.

**6. FINANCE**

Round 1 of the draft 2017 – 2021 North Coast Regional District (NCRD) Financial Plan was distributed to the Board and is available on the NCRD website.

**7. CORRESPONDENCE**

MOVED by Director Kinney, SECONDED by Director Nobels, that the following correspondence be received for information:

- 7.1 Dodge Cove Recreation Society – 2017 Budget Request
- 7.2 Delkatla Sanctuary Society – 2017 Budget Request
- 7.3 Dixon Entrance Maritime Museum – Request for Funding Assistance for 2017
- 7.4 Haida Gwaii Museum – 2017 Request for Funding
- 7.5 Port Clements Historical Society – 2017 Budget
- 7.6 Prince Rupert City and Regional Archives – 2017 Budget
- 7.7 Prince Rupert Public Library – 2017 Grant
- 7.8 Vancouver Island Regional Library – 2017 Levy
- 7.9 Oona River Community Association – ORCA 2017 Operating Grant
- 7.10 Haida Gwaii Regional Recreation Commission – 2017 Requested Budget

**034-2017****CARRIED****8. REPORTS – RESOLUTIONS**

- 8.1 S. Gill, Treasurer – 2017 Budget Overview

MOVED by Director Brain, SECONDED by Director Nobels, that the report from staff entitled “2017 Budget Overview” be received for information.

**035-2017****CARRIED**

- 8.2 D. Chapman, Chief Administrative Officer – North Coast Regional District 2017 New Funding Requests

MOVED by Director Kinney, SECONDED by Director Brain, that the report from staff entitled “North Coast Regional District 2017 New Funding Requests” be received for information.

**036-2017****CARRIED****9. FINANCIAL PLAN’S REVIEW**

- 9.1 Administration – Function 110

MOVED by Director Brain, SECONDED by Alternate Director Mackenzie, that the Five-Year Financial Plan 2017-2021 for Administration, Function 110, be referred to the Round 2 budget discussions as presented.

**037-2017****CARRIED**

## 9.2 Electoral Area Administration – Function 120

MOVED by Director Kinney, SECONDED by Director Beldessi, that the Five-Year Financial Plan 2017-2021 for Electoral Area Administration, Function 120, be referred to the Round 3 budget discussions as presented.

**038-2017**

**CARRIED**

## 9.3 Electoral Area E Administration – Function 121

MOVED by Director Beldessi, SECONDED by Director Brain, that the Five-Year Financial Plan 2017-2021 for Electoral Area E Administration, Function 121, be referred to the Round 3 budget discussions as presented.

**039-2017**

**CARRIED**

## 9.4 Elections – Function 130

MOVED by Director Nobels, SECONDED by Director Brain, that the Five-Year Financial Plan 2017-2021 for Elections, Function 130, be referred to the Round 3 budget discussions as presented.

**040-2017**

**CARRIED**

## 9.5 Grant-in-Aid (All) – Function 170

MOVED by Director Nobels, SECONDED by Director Brain, that the Five-Year Financial Plan 2017-2021 for Grant-in-Aid (All), Function 170, be referred to the Round 3 budget discussions as presented.

**041-2017**

**CARRIED**

## 9.6 Grant-in-Aid Area A – Function 171

MOVED by Director Kinney, SECONDED by Director Brain, that the Five-Year Financial Plan 2017-2021 for Grant-in-Aid Area A, Function 171, be referred to the Round 3 budget discussions as presented.

**042-2017**

**CARRIED**

## 9.7 Grant-in-Aid Area C – Function 172

MOVED by Director Nobels, SECONDED by Director Beldessi, that the Five-Year Financial Plan 2017-2021 for Grant-in-Aid Area C, Function 172, be referred to the Round 2 budget discussions as amended to include:

- Tsunami Debris Cleanup Grant; and
- Community cleanup expenses.

**043-2017**

**CARRIED**

## 9.8 Grant-in-Aid Area D – Function 173

MOVED by Director Beldessi, SECONDED by Alternate Director Mackenzie, that the Five-Year Financial Plan 2017-2021 for Grant-in-Aid Area D, Function 173, be referred to the Round 3 budget discussions as presented.

**044-2017**

**CARRIED**

## 9.9 Grant-in-Aid Area E – Function 174

MOVED by Director Beldessi, SECONDED by Director Martin, that the Five-Year Financial Plan 2017-2021 for Grant-in-Aid Area E, Function 174, be referred to the Round 3 budget discussions as presented.

**045-2017**

**CARRIED**

## 9.10 Member Municipality Debt – Function 190

MOVED by Director Beldessi, SECONDED by Alternate Director Mackenzie, that the Five-Year Financial Plan 2017-2021 for Member Municipality Debt, Function 190, be referred to the Round 3 budget discussions as presented.

**046-2017**

**CARRIED**

## 9.11 Sandspit Fire – Function 210

MOVED by Director Beldessi, SECONDED by Director Nobels, that the Five-Year Financial Plan 2017-2021 for Sandspit Fire, Function 210, be referred to the Round 2 budget discussions as presented.

**047-2017**

**CARRIED**

## 9.12 Emergency Programming – Areas A &amp; C – Function 220

MOVED by Director Nobels, SECONDED by Alternate Director Mackenzie, that the Five-Year Financial Plan 2017-2021 for Emergency Programming – Areas A & C, Function 220, be referred to the Round 3 budget discussions as presented.

**048-2017**

**CARRIED**

## 9.13 Emergency Programming – Area D – Function 227

MOVED by Director Daugert, SECONDED by Director Brain, that the Five-Year Financial Plan 2017-2021 for Emergency Programming – Area D, Function 227, be referred to the Round 3 budget discussions as presented.

**049-2017**

**CARRIED**

**9.14 Emergency Programming – Area E – Function 229**

MOVED by Director Beldessi, SECONDED by Alternate Director Mackenzie, that the Five-Year Financial Plan 2017-2021 for Emergency Programming – Area E, Function 229, be referred to the Round 3 budget discussions as presented.

**050-2017****CARRIED****9.15 Islands Solid Waste – Function 310-319**

MOVED by Director Nobels, SECONDED by Director Brain, that the Five-Year Financial Plan 2017-2021 for Islands Solid Waste, Function 310-319, be referred to the Round 2 budget discussions as presented.

**051-2017****CARRIED****9.16 Regional Recycling (Mainland) – Function 340**

MOVED by Director Martin, SECONDED by Director Brain, that the Five-Year Financial Plan 2017-2021 for Regional Recycling (Mainland), Function 340, be referred to the Round 2 budget discussions as presented.

**052-2017****CARRIED****9.17 Rural Land Use Planning – Function 510**

MOVED by Director Nobels, SECONDED by Director Martin, that the Five-Year Financial Plan 2017-2021 for Rural Land Use Planning, Function 510, be referred to the Round 3 budget discussions as presented.

**053-2017****CARRIED****9.18 Economic Development – Function 570**

MOVED by Director Nobels, SECONDED by Director Bergman, that the Five-Year Financial Plan 2017-2021 for Economic Development, Function 570, be referred to the Round 3 budget discussions as presented.

**054-2017****CARRIED****9.19 Prince Rupert Regional Archives – Function 710**

MOVED by Director Nobels, SECONDED by Director Brain, that the Five-Year Financial Plan 2017-2021 for Prince Rupert Regional Archives, Function 710, be referred to the Round 3 budget discussions as presented.

**055-2017****CARRIED**

## 9.20 North Pacific Cannery – Function 715

MOVED by Director Brain, SECONDED by Director Nobels, that the Five-Year Financial Plan 2017-2021 for North Pacific Cannery, Function 715, be referred to the Round 3 budget discussions as presented.

**056-2017****CARRIED**

## 9.21 Haida Gwaii Museum – Function 720

MOVED by Director Beldessi, SECONDED by Director Nobels, that the Five-Year Financial Plan 2017-2021 for Haida Gwaii Museum, Function 720, be referred to the Round 2 budget discussions as presented.

**057-2017****CARRIED**

## 9.22 Vancouver Island Regional Library – Function 725

MOVED by Director Martin, SECONDED by Director Beldessi, that the Five-Year Financial Plan 2017-2021 for Vancouver Island Regional Library, Function 725, be referred to the Round 3 budget discussions as amended to include:

- Updated Vancouver Island Regional Library 2017 levy expenses.

**058-2017****CARRIED**

## 9.23 Haida Gwaii Recreation – Function 730

MOVED by Director Beldessi, SECONDED by Director Martin, that the Five-Year Financial Plan 2017-2021 for Haida Gwaii Recreation, Function 730, be referred to the Round 2 budget discussions as presented.

**059-2017****CARRIED**

*The Board requested that staff follow-up with the Haida Gwaii Recreation Coordinator to provide updated figures of recreation service levels in each community.*

## 9.24 Sandspit Community Hall – Function 735

MOVED by Director Beldessi, SECONDED by Director Brain, that the Five-Year Financial Plan 2017-2021 for Sandspit Community Hall, Function 735, be referred to the Round 3 budget discussions as presented.

**060-2017****CARRIED**

**9.25 Mainland Recreation Area A – Function 751**

MOVED by Director Nobels, SECONDED by Director Brain, that the Five-Year Financial Plan 2017-2021 for Mainland Recreation Area A, Function 751, be referred to the Round 3 budget discussions as presented.

**061-2017****CARRIED****9.26 Mainland Recreation Area C – Function 752**

MOVED by Director Bergman, SECONDED by Director Kinney, that the Five-Year Financial Plan 2017-2021 for Mainland Recreation Area C, Function 752, be referred to the Round 3 budget discussions as presented.

**062-2017****CARRIED****9.27 Sandspit Water – Function 810**

MOVED by Director Beldessi, SECONDED by Director Brain, that the Five-Year Financial Plan 2017-2021 for Sandspit Water, Function 810, be referred to the Round 2 budget discussions as presented.

**063-2017****CARRIED****9.28 Feasibility Studies – Function 901**

MOVED by Director Brain, SECONDED by Alternate Director Mackenzie, that the Five-Year Financial Plan 2017-2021 for Feasibility Studies, Function 901, be referred to the Round 3 budget discussions as presented.

**064-2017****CARRIED****10. OLD BUSINESS**

None.

**11. NEW BUSINESS**

None.

**12. PUBLIC INPUT**

There were 0 questions from the public.

**13. IN CAMERA**

None.



**14. ADJOURNMENT**

MOVED by Director Beldessi, SECONDED by Director Brain, that the North Coast Regional District Regular Board meeting be adjourned at 12:05 p.m.

**065-2017****CARRIED**

Approved and adopted:

Certified correct:

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Chair

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Corporate Officer



**NORTH COAST REGIONAL DISTRICT  
ELECTORAL AREA ADVISORY COMMITTEE**

**MINUTES** of the Electoral Area Advisory Committee meeting held at 344 2<sup>nd</sup> Avenue West in Prince Rupert, B.C. on Friday, December 9, 2016 at 6:15 p.m.

**PRESENT**

Chair: Des Nobels, Electoral Area A

Directors: Karl Bergman, Electoral Area C  
Michael Racz, Electoral Area D  
Bill Beldessi, Electoral Area E

Staff: D. Chapman, Chief Administrative Officer  
D. Fish, Deputy Corporate Officer  
S. Gill, Treasurer

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**1. CALL TO ORDER 6:15 p.m.**

**2. CONSIDERATION OF AGENDA**

MOVED by Director Beldessi, SECONDED by Director Racz, that the December 9, 2016 Electoral Area Advisory Committee agenda be adopted as amended to include the following:

7.2 Grant Writer

**044-2016**

**CARRIED**

**3. MINUTES**

3.1 Minutes of the Electoral Area Advisory Committee meeting held November 25, 2016

MOVED by Director Racz, SECONDED by Director Beldessi, that the minutes of the November 25, 2016 Electoral Area Advisory Committee meeting be adopted as presented.

**045-2016**

**CARRIED**

**4. FINANCE**

None.

**5. CORRESPONDENCE**

None.

**6. REPORTS****6.1 D. Chapman, CAO – Building/Fire Inspection for Haida Gwaii**

MOVED by Director Racz, SECONDED by Director Bergman, that the report from staff entitled “Building/Fire Inspection for Haida Gwaii” be received for information.

**046-2016****CARRIED****7. NEW BUSINESS****7.1 Misty Isles Economic Development Society’s application to Northern Development Initiative Trust’s Marketing Initiatives Program**

MOVED by Director Racz, SECONDED by Director Beldessi, that Misty Isles Economic Development Society’s funding application to Northern Development Initiative Trust’s Marketing Initiatives Program be received;

AND THAT the Electoral Area Advisory Committee recommend the Board of the North Coast Regional District support the Misty Isles Economic Development Society’s funding application to Northern Development Initiative Trust’s Marketing Initiatives Program in the amount of \$20,000.

**047-2016****CARRIED****7.2 Grant Writer**

MOVED by Director Racz, SECONDED by Director Beldessi, that the verbal report from Director Racz with regard to the 2017 grant writer be received;

AND THAT the Electoral Area Advisory Committee recommend the Board of the North Coast Regional District allocate \$4,000 of Northern Development Initiative Trust’s Grant Writing Support funding program to the Misty Isles Economic Development Society’s grant writing position for 2017.

**048-2016****CARRIED**

*The Electoral Area Advisory Committee directed staff to contact Northern Development Initiative Trust to inquire into nominal account funding; threshold amount to join into the pooled funding approach; and reporting of past applicants to the North Coast Regional District nominal account.*

**8. OLD BUSINESS**

- 8.1 Misty Isles Economic Development Society's application to Northern Development Initiative Trust's 2017 Economic Development Capacity Building Program

MOVED by Director Racz, SECONDED by Director Beldessi, that Misty Isles Economic Development Society's 2017 funding application to Northern Development Initiative Trust's Economic Development Capacity Building Program be received;

AND THAT the Misty Isles Economic Development Society's 2017 application to Northern Development Initiative Trust's Economic Development Capacity Building program be referred to the January 20, 2016 Regular meeting of the Electoral Area Advisory Committee.

**049-2016**

**CARRIED**

*Directors Nobels and Bergman agreed to hold a priority setting session to identify potential economic development projects in Electoral Areas A and C in 2017.*

**9. PUBLIC INPUT**

There were 0 questions from the public.

**10. IN CAMERA**

None.

**11. ADJOURNMENT**

MOVED by Director Beldessi, SECONDED by Director Bergman, that the meeting be adjourned at 6:56 p.m.

**050-2016**

**CARRIED**

Approved & Adopted:

Certified correct:

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Corporate Officer



## NORTH COAST REGIONAL DISTRICT

### MORESBY ISLAND MANAGEMENT STANDING COMMITTEE

**MINUTES** of the Regular Meeting of the Moresby Island Management Standing Committee (MIMSC) held at Sandspit Community Hall, Sandspit, B.C. on January 3, 2017 at 7:00 PM.

**Adopted February 7, 2017**

**PRESENT** Behn Cochrane, Stan Hovde, Bill Quaas, Bill Beldessi

**ABSENT** Gail Henry

Chair Gail Henry (absent)

Vice Chair Behn Cochrane

Staff Barb Parser

Public 9 persons

**1. CALL TO ORDER 7:10 PM**

**2. CONSIDERATION OF AGENDA (additions/deletions)**

**001-2017** Motion to accept agenda as is moved by Stan Hovde, seconded by Bill Quaas, Carried

**3. MINUTES & BUSINESS ARISING FROM MINUTES**

3.1 Minutes December 2016

**002-2017** Motion to adopt December Minutes moved by Bill Quaas, seconded by Stan Hovde, Carried

**4. DELEGATIONS**

## **5. CORRESPONDENCE**

5.1 Information Only-Email from Janine North - CRTC declares broadband internet access as a basic services

**003-2017** Motion to receive and file Information only email from Janine North moved by Stan Hovde, seconded by Bill Quaas, Carried

5.2 Letter from RD re: Teal Jones trailer park water leak

**004-2017** Motion to receive and file letter from RD moved by Stan Hovde, seconded by Bill Quaas, Carried

## **6. REPORTS – RESOLUTIONS**

6.1 Water Operators Report November 2016

**005-2017** Motion to receive and file Water Operators report moved by Stan Hovde, seconded by Bill Quaas

6.2 Directors Report

**006-2017** Motion to receive and file Directors report moved by Stan Hovde, seconded by Bill Quaas, Carried

## **7. OLD BUSINESS**

7.1 Paramedicine Initiative Rollout-BCEHS - Reply from BCEHS regarding community concerns

**007-2017** Motion to receive and file reply from BCEHS moved by Bill Beldessi, seconded by Stan Hovde, Carried

## **8. NEW BUSINESS**

## **9. PUBLIC INPUT**

Suggested that we post MIMSC meeting dates in the Haida Gwaii Trader Misty Isles TV Society upcoming meeting on the 4th of February 2017

## **10. IN CAMERA**

**008-2017** Motion moved by Behn Cochrane, Seconded by Stan Hovde, that the Moresby Island Management Standing Committee move to the in camera meeting following the Regular meeting according to section 90(1)(k) of the *Community Charter*.

**11. ADJOURNMENT**

**009-2017** Motion to Adjourn by Stan Hovde 8:20 PM, Carried

Approved and adopted:

Certified correct:

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Chair

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Secretary

**North Coast Regional District**  
**Cheques payable over \$5,000 - JANUARY, 2017**

<b>Payable To</b>	<b>Date</b>	<b>Amount</b>	<b>Purpose</b>
Sperling Hansen Associates	9-Jan	\$ 5,313.46	RD Asset Management Plan services to Nov 30th
Urban Systems Ltd.	9-Jan	\$ 16,979.00	Electoral Areas A & C Land Use Plan Bylaws (OCP) services to Nov 30th
Big Red Enterprises Ltd.	13-Jan	\$ 17,294.88	December Garbage Collection Contract
C & C Beachy Contracting Ltd.	13-Jan	\$ 5,659.50	Cover Construction & Demo Waste from old QC Hospital
Municipal Insurance Association (MIA)	13-Jan	\$ 6,013.00	2017 MIA of BC Premiums
Pacific Blue Cross	13-Jan	\$ 7,416.00	Jan. PBC/BC Life Premiums & Dec. Medical Travel benefits
Ticker's Hauling & Storage	13-Jan	\$ 7,892.17	Exavator rental & worker, S24 brake parts, building & equipment rental, porto toilet rental and cleaning at Landfill (Dec.)
Vadim Software	13-Jan	\$ 7,980.68	2017 RD Vadim Support Services & January Sasktel Hosting
Western Financial Group	13-Jan	\$ 16,617.00	2017 RD Property and Equipment Insurance
Receiver General	13-Jan	\$ 11,692.55	Payroll Remittance (PP1-2017)
Municipal Pension Plan	17-Jan	\$ 6,095.07	Payroll Remittance (PP1-2017)
Receiver General	25-Jan	\$ 13,610.22	Payroll Remittance (PP2-2017)
Municipal Pension Plan	27-Jan	\$ 6,108.75	Payroll Remittance (PP2-2017)

<b>CHEQUES OVER \$5,000:</b>	<b>\$ 128,672.28</b>
<b>CHEQUES UNDER \$5,000:</b>	<b>\$ 67,367.72</b>
<b>TOTAL CHEQUES:</b>	<b>\$ 196,040.00</b>



Legislative Office:  
Parliament Buildings  
Victoria, B.C.  
V8V 1X4  
Phone: 250 387-6651  
Fax: 250 387-1522  
[norm.letnick@gov.bc.ca](mailto:norm.letnick@gov.bc.ca)



Norm Letnick, M.L.A.  
(Kelowna-Lake Country)  
Minister of Agriculture  
Province of British Columbia

ITEM 7.1  
Constituency Office:  
101-330 Highway 33 West  
Kelowna, B.C.  
V1X 1X9  
Phone: 250 765-8516  
Fax: 250 765-7283  
<http://normletnickmla.bc.ca>

January 30, 2017

RECEIVED FEB - 3 2017

Chair Barry Pages  
North Coast Regional District  
14 - 342 3rd Ave W  
Prince Rupert  
BC V8J 1L5

Dear Chair Barry Pages,

We are writing to encourage your local government to access financial assistance from the B.C. Government Francophone Affairs Program (FAP), to support the delivery of French programs and services in your jurisdiction.

There are 70,000 Francophones and 300,000 Francophiles across British Columbia. One of the mandates of FAP is to deliver the Canada-British Columbia official Languages Agreement on French-Language Services. By partnering with FAP, local governments can access funding through the Official Languages Agreement for projects either with a French component or entirely in French.

Eligible projects must support service development, planning and delivery in one or more of the five priority areas identified in the Agreement: Health and Social Services, Economic Development, Arts and Culture, Justice and Communications. The B.C. Government has already successfully partnered with many local governments on multiple projects, such as:

- City of Nelson – Regional Visitor Gateway / Bilingual Signage
- City of Prince George – 2015 Canada Games / Civic Plaza Enhancement Project
- Township of Esquimalt – Centennial Walkway / Historical Pavers Bricks
- City of Vancouver – Public Library / Purchase of French Material
- District of Tofino – Recreation Program / Early Childhood French Activities
- City of Coquitlam – Arts and Culture / Art in Public Places

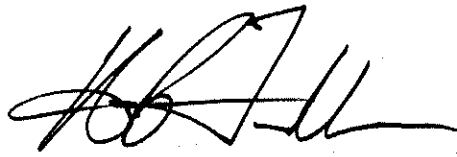
We invite you to share this funding opportunity with your senior staff and to invite them to contact Chantal Brodeur, the Manager of the Program, to discuss ideas, program guidelines and explore partnerships. Chantal Brodeur can be reached at (250) 387-2028 or [chantal.brodeur@gov.bc.ca](mailto:chantal.brodeur@gov.bc.ca). You can also access more information about the Program and the funding guidelines by consulting the FAP website at: [www.gov.bc.ca/francophoneaffairs](http://www.gov.bc.ca/francophoneaffairs).

Many successful projects start with a conversation and grow to benefit the entire community. We look forward to seeing more partnerships between FAP and local governments to increase access to French services to British Columbians.

Sincerely,

A stylized, handwritten signature in black ink, consisting of a large loop followed by a long horizontal stroke.

Norm Letnick  
Minister of Agriculture,  
Responsible for Francophone Affairs Program

A stylized, handwritten signature in black ink, featuring a large 'P' and 'F' followed by a long horizontal stroke.

Peter Fassbender  
Minister of Community, Sport and Cultural Development

**OPEN LETTER TO BC LOCAL GOVERNMENTS**  
**ATTN: Mayor & Council, all BC local governments**  
 January 25, 2017

Dear Sirs/Mesdames:

**ENTERED FEB - 7 2017**  
*received*

**Re: We must hold fossil fuel companies responsible for climate change**

Wildfires. Drought. Flooding. Rising sea levels. Climate change is already reshaping and impacting BC communities in profound and frightening ways. As unchecked fossil fuel pollution continues to push global temperatures ever higher, we are frightened for our communities, for communities around the world, and for the world we leave our children. These impacts are still more challenging for vulnerable groups - the poor, Indigenous people, women and children - who are often unable to respond to unexpected weather or other climate impacts.

But there is hope. If the fossil fuel companies - whose products are the major drivers of climate change - had to pay even a fraction of the associated climate costs, they would not be able to out-compete renewables and would pivot towards sustainable alternatives without delay. BC communities can play a key role in demanding accountability from the fossil fuel industry for the harm that they are causing our communities, and challenge the myth that the fossil fuel economy can continue business as usual despite the destruction it is causing to our atmosphere.

The fossil fuel industry is keen to avoid a conversation about its responsibility for climate change. Just 90 entities - primarily fossil fuel companies - have caused almost 2/3 of human caused greenhouse gas emissions, and just three - Chevron, Exxon Mobil and Saudi Aramco - are responsible for almost 10%<sup>1</sup>. Like the tobacco industry before it, Big Oil relies on the perception that individual consumers are responsible for climate change while pocketing billions of dollars in profits from products that they know are disastrous for our atmosphere and communities around the world.<sup>2</sup>

BC and Canadian taxpayers will end up paying the costs of climate change in many different ways. But unless our communities demand that fossil fuel companies pay their fair share of these costs, this industry will continue pushing products that the world cannot afford to burn.

1. Heede, R. "Tracing anthropogenic carbon dioxide and methane emissions to fossil fuel and cement producers, 1854-2010 Climatic Change (2014) 122: 229. doi:10.1007/s10584-013-0986-y. See also <http://www.climateaccountability.org/> for emissions figures through to 2013.

2. <https://www.smokeandfumes.org/>; <https://insideclimatenews.org/content/Exxon-The-Road-Not-Taken>.





BC's local governments are well placed to play a global leadership role by demanding accountability. We can come together to start a new global conversation about the moral and legal responsibility of the fossil fuel industry for its role in fueling climate change.

**We – as BC-based community groups – support the Climate Law in our Hands Initiative and are asking you to:**

### 1. DEMAND FOSSIL FUEL ACCOUNTABILITY

It has been rare for anyone to even ask the fossil fuel industry to take responsibility for its role in causing the global crisis – and the local climate impacts like floods, wildfires and droughts. This avoidance of responsibility ends in BC – when you, and other local governments across the province, write to the world's fossil fuel companies asking them to take their fair share of responsibility for climate change.

This demand can take the form of a detailed invoice for climate costs or a letter simply enquiring as to the company's position on paying a fair share. It can be tailored to reflect the needs and capacity of each community.<sup>3</sup>

### 2. WORK TOWARDS A CLASS ACTION LAWSUIT

BC communities can demand accountability from the fossil fuel industry in a variety of ways, but if necessary, we may need local governments to demand accountability through the courts.

Lawyers at West Coast Environmental Law have exhaustively researched how a class action – a joint legal action brought by one or more “representatives” of BC's local governments – could be brought against major fossil fuel companies for their role in causing climate change.

We ask you to consider whether your municipality would be willing to launch a class action as a representative and/or how you might support a case launched by other local governments. BC communities need to come together and get behind this type of legal action. Bringing this case will make it clear that fossil fuel companies cannot avoid a legal conversation about accountability – and if we win, we will set a precedent that could change the world – putting us on a global path that will avoid more dangerous climate change.<sup>4</sup>

3. Sample accountability letters are available online at [www.climatelawinourhands.org/demand-accountability](http://www.climatelawinourhands.org/demand-accountability).

4. See <http://www.climatelawinourhands.org/bcclassaction> or have your lawyers speak with the Climate Law in our Hands team at West Coast Environmental Law for more information on the legal basis for a class action.





## Conclusion

Both of these actions, as well as a general public discussion about the role of fossil fuels in our future economy, are most likely to move forward if our communities understand how we are being, and will be, impacted by climate change. We urge you to work with your citizens, climate scientists and other experts in a publicly transparent way to explore what needs to be done to prepare your community for climate change.

Whether we realize it or not, our communities are facing a tidal wave of costs, debt and disaster relief arising from the many effects of climate change. It is time to ask whether we alone are going to bear those expenses, or whether the companies that have made billions of dollars creating this situation also bear some responsibility.

By demanding that those who profit the most from climate change pay their fair share, BC local governments can dramatically reshape the global conversation about climate change and the fossil fuel industry. Community groups around BC will be calling on fossil fuel companies to take responsibility for their role in causing the climate crisis and we hope that you will join us.

Signed by:

West Coast Environmental Law Association	350.org Canada	Canadian Association of Physicians for the Environment
Coalition to Protect East Kamloops	Douglas Channel Watch	Public Health Association of BC
Kelowna Chapter Council of Canadians	BC Yukon Kairos	KAIROS Metro Van
KAIROS BC/Yukon Kootenay Subregion	Pacific Wild	Prince George Public Interest Research Group
Silva Forest Foundation	Sierra Club BC	Climate Change in Focus
Blewett Conservation Society	Dogwood Initiative	We Love This Coast
West Kootenay EcoSociety	Gibson Alliance of Business and Community Society	Comox Valley Global Awareness Network
SFU350	Alliance4Democracy	Earthkeepers: Christians for Climate Justice
UBC Environmental Law Group	Sunshine Coast Conservation Association	Burnaby Residents Opposing Kinder Morgan Expansion-BROKE
Voters Taking Action on Climate Change	Comox Valley Council of Canadians	LeadNow
Wilderness Committee	Parksville Qualicum Beach KAIROS	Fraser Voices Association
The WaterWealth Project	Georgia Strait Alliance	Stand.earth
UBC350	Northwest Institute	Knox United Church
Citizens Against Urban Sprawl Society (CAUSS)	Friends of Wild Salmon Coalition	Association of Whistler Area Residents for the Environment
Atira Women's Resource	Friends of Morice Bulkley	Salmon Coast Field Station Society
MiningWatch Canada	My Sea to Sky	Saanich Inlet Network
The Canadian Youth Climate Coalition	Divest Victoria	
Council of Canadians	Wildsight	
Kitimat Terrace Clean Air Coalition	Greenpeace Canada	
	Burnaby Pipeline Watch	
	Environmental Defense Working Group	

# **Fish licences for fishermen and fishing communities must be legislated and enforced.**

Dear Minister LeBlanc,

I am a citizen concerned about Canada's Pacific fisheries and coastal communities. The fishing sector should be a cornerstone in the economic and social fabric of Canada's Pacific coast; our resources are healthy, the markets are good, and fishing is deeply rooted in our history and culture. Instead, our communities are crumbling and our fishermen are being treated as serfs. Our independent fish harvesters need protections to rebuild the backbone of the rural middle class along our coast.

Corporate and overseas interests are snapping up access rights to our fisheries. In the last 6 months alone, tens of millions worth of licenses and quota, granting access to Canada's public fishery resources, have been snapped up by corporate Canadian and non-Canadian interests. Speculators are buying up fishing access to lease to processors and rent back to fish harvesters for profit, taking income directly out of their pockets and out of their communities.

We are spending billions on ocean protection and monitoring. For what? So that corporations can reap the benefits while our incomes and jobs evaporate? Policies need to be put in place to ensure fishing licenses, and the benefits they provide, are for local fishermen and fishing communities, not for speculative investors, international "stockholders", or for seafood processors to stifle competition for our resources.

In coastal Atlantic Canada, the economic capacity and the strength of its rural middle class would not exist without the Owner Operator and Fleet Separation policies enforced in all 5 Atlantic Provinces. These policies are not only pillars of the fishing economy, they also support the social and cultural fabric of rural coastal communities in Atlantic Canada.

Similar policies are in place to the north in Alaska where a processor can be jailed for owning or controlling a fishing licence. The result: multiple processors compete for fish by providing good prices, multiple fleet services, and processing jobs in rural coastal communities. In fact, Alaskan fisheries are managed to ensure that their fish harvesters and fishing communities are the primary benefactors of their adjacent resource.

We need similar policies in Canada's Pacific.

Instead, in Canada's Pacific a single processor controls multiple fisheries from production through export. Independent fishermen become price takers and the social and cultural fabric of our coastal communities is eroded. Such control stifles competition and should warrant a comprehensive investigation.

During the 2015 federal election, your party made a commitment to fishermen and fishing communities that you would ensure “***fishing licenses and quotas held primarily by those who fish and their communities, and prevent them from becoming a speculative asset***”. Since the election, all efforts of DFO-Pacific region are in the opposite direction. This highlights the challenge and the need for new legislation.

Your current commitment to seek legislative and regulatory protection for independent fish harvesters in the Fisheries Act is welcomed, and we reiterate how important this action is on both coasts. It is critical that fishing licenses remain in the hands of local fishermen and fishing communities - the independent fish harvester must be the backbone of fisheries across our country. Each licence in the hands of processors or speculative investors chips away not only the independence of our fleets but the futures of our communities.

Fish licenses for fishermen and fishing communities must be legislated and enforced. The economic viability of the next generation of fishermen and our coastal communities depends on it.

Canadian Independent Fish Harvester's Federation

**Daniel Fish**

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**From:** Steve Milum <srnilum@gmail.com>  
**Sent:** Thursday, February 9, 2017 11:39 AM  
**To:** Daniel Fish  
**Subject:** Letter of Support Request for North Pacific Cannery

Hi Daniel, I am seeking a letter of support from the North Coast Regional District for North Pacific Cannery's Conservation Projects 2017-18 to include in a number of upcoming grant applications. Below is a brief description of the project scope:

1. Completion of the Working Dock
2. Repairs and restoration of 2 boat lifts
3. Stabilization of the Main Canning Building East Wall and restoration of the East Wharf
4. Installation of a breakwater to protect the site
5. Restoration of the Main Canning Building South Gable wall and North Pacific Cannery sign
6. Intervention and restoration of the Boiler Plant (foundation, post & beam, bottom cords, rafters, and roof)
7. Expansion of the First Nations housing section of the site including extended boardwalk and 50'x70' wharf to install 10 more houses
8. Development of a Master Interpretation Plan for the site

With a budget of \$2.46 million these projects will preserve important heritage buildings and structures on the site that in turn preserve and share the stories and culture of the people of the North Coast as far back as 1889. These projects will also increase access to the site for visitors, improving tours and interpretation and enhancing the overall visitor experience. The site is a major draw for tourism to the region, including the cruise ship industry, and the outcomes of these conservation efforts will further develop the site's offerings to guests. Completion of these projects will also increase the site's capacity for hosting large community events. North Pacific Cannery will be utilizing some of these site improvements immediately as it has several Canada-150 celebrations scheduled for 2017.

Thank you for your help,



Steve Milum  
 Conservation Manager  
 North Pacific Cannery NHS  
 250-600-4566





February 9, 2017

Barry Pages, Chair, and  
North Coast Regional District Board  
14 - 342 3rd Avenue West  
Prince Rupert, British Columbia  
V8J 1L5

Emails: [info@sqcrd.bc.ca](mailto:info@sqcrd.bc.ca); [dfish@sqcrd.bc.ca](mailto:dfish@sqcrd.bc.ca); [cao@sqcrd.bc.ca](mailto:cao@sqcrd.bc.ca)

Dear Chair Pages and the North Coast Regional District Board:

We appreciated the opportunity to further discuss the North Coast Official Community Plan (OCP) and the associated Dodge Cove Local Area Plan (LAP) with the North Coast Regional District staff on February 1, 2017. The implications of the proposed North Coast OCP and associated Dodge Cove LAP on the use of provincial Crown land are of significance to several agencies within the provincial government. The Province's ability to determine how to utilize Crown land into the future can have serious consequences on the interests of all British Columbians.

We have a high-level of concern with the amendments to the OCP, which will affect the proposed Aurora LNG Facility Development. The Province takes an integrated approach to LNG development. Several provincial agencies have collaborated to provide this response, including the Ministry of Forests, Lands and Natural Resource Operations, the Oil and Gas Commission, and the Ministry of Natural Gas Development.

We understand the Regional District's consultant for the proposed OCP, initiated referral and consultation efforts with the relevant levels of government; however key consultation with the Ministry of Natural Gas Development, as well as key business lines responsible for LNG facility development within the Ministry of Forests, Lands and Natural Resource Operations did not occur. The LNG facility development is one of the most significant proposed land uses in the area as well as one of the key themes within the OCP and LAP.

The proponent for the Aurora LNG project – Nexen Energy ULC – has indicated they have met with the Regional District several times since December 2014 to discuss the project and community engagement. This included discussion regarding the proposed development's layout and potential conflicts with the proposed OCP and LAP amendments.

The proposed OCP and associated LAP for Dodge Cove provides for Industrial Special Study Areas to "allow for identified projects to continue their environmental, economic feasibility, community consultation and assessment processes." We are concerned that the OCP may result

---

**Ministry of Forests, Lands  
& Natural Resource  
Operations**

LNG, Crown Land  
Opportunities and Restoration  
Branch

Mailing Address:  
PO Box 9352 Stn Prov Govt  
Victoria BC V8W 9M1

Phone: 250 387-9730  
Fax: 250 356-6791

in local processes that create redundancies and conflicts with existing provincial and federal assessment and evaluation processes.

Also of significance are the proposed amendments to the policies within the existing Dodge Cove OCP and its boundary expansion. The amendments appear to attempt to prohibit key elements of the proposed LNG facility development, in an attempt to render the project infeasible. In particular we note the expansion of the rural designation to surround the majority of Casey Cove and the expansion of the Rural and Parks, Natural Amenities and Recreation designations to the west of the existing Dodge Cove OCP boundary prohibit the development of access necessary for the proposed Aurora LNG Export Facility.

The Crown is currently undertaking extensive assessment and decision making processes to determine whether or not to authorize the development and operation of the proposed LNG Facility sites identified in the OCP. The Province has entered into Sole Proponent Agreements with the two proponents in Electoral Area A, which provide the proponents with the exclusive right to move forward with the planning necessary to build LNG export infrastructure at their proposed facility sites. The Province has also issued authorizations allowing the proponents to use and occupy Crown land to investigate the suitability of the site for the development of an LNG facility.

The proposed LNG facility projects remain subject to regulatory approval and investment decisions by the proponents. Extensive investigative activities, assessment processes and consultation with local governments, communities and First Nations are still required prior to issuing approvals for either of the proponents to construct and operate an LNG facility. This includes the Environmental Assessment process, which addresses a broad range of environmental, economic, social, health and heritage issues through a single, integrated process. The Environmental Assessment process ensures the issues and concerns of all interested parties and First Nations are considered together, and that a project if it is to proceed, will do so in a sustainable manner.

These projects are at the early stages of the provincial project review processes for major projects and no decisions have been made with regard to the construction or operations of the proposed facilities. The OCP planning process has highlighted some key concerns that the Regional District has with the project. As stated in our recent call, this includes the impact of a proposed road corridor on the community of Dodge Cove's designated watershed. The provincial review processes that the projects are embarking on will ensure that extensive engagement with local government, First Nations and the public occurs and that their concerns and issues along with any potential significant environmental, economic, social, heritage, and health effects are thoroughly considered.

We strongly encourage the North Coast Regional District to deeply engage with provincial agencies through the Environmental Assessment process and additional assessment processes associated with the various permits the proponents will need to obtain to potentially move their projects forward.

We ask that the North Coast Regional District Board ensure its planning process is coordinated with the Province and defer its adoption of the North Coast Regional District OCP and associated Dodge Cove and Oona River LAPs until adequate consultation with the Province has occurred and the Province has completed its assessment and decision making processes on these significant projects.

We are aware the adoption process for the North Coast Regional District OCP and associated LAPs is underway with the public hearing and second and third readings scheduled to conclude by February 17, 2017. Due to this short timeline we request follow-up with the North Coast Regional District by February 10, 2017. Please contact Steven Stüssi, Licenced Land and Resource Planning Specialist, at [Steven.Stussi@gov.bc.ca](mailto:Steven.Stussi@gov.bc.ca) or 250 920-9386 to discuss next steps. If we have not heard back from the North Coast Regional District by February 15, 2017 we will ensure to contact you promptly. We look forward to continuing to work with you on land use in the North Coast.

Sincerely,



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Brian Hansen, ADM & Lead Negotiator  
Energy & LNG Initiatives  
Ministry of Natural Gas Development



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Duncan Williams, Executive Director  
Tenures, Competitiveness and Innovation Division  
Ministry of Forests, Lands and Natural Resource Operations

pc: Tara Faganello, Assistant Deputy Minister, Ministry of Community, Sport and Cultural Development  
Meggin Messenger, Executive Director Local Government Division, Ministry of Community, Sport and Cultural Development  
Paul Jeakins, Commissioner and CEO, Oil and Gas Commission  
Daniel Fish, Corporate Officer, North Coast Regional District  
Doug Chapman, Chief Administrative Officer, North Coast Regional District

**Daniel Fish**

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**From:** Daniel Fish <dfish@sqcrd.bc.ca>  
**Sent:** Thursday, February 9, 2017 3:54 PM  
**To:** Barry Pages (bpages@mhtv.ca); Bill Beldessi (sandspitbill@live.ca); Dan Franzen (danfranzen32@hotmail.com); Des Nobels (dnobels@citytel.net); Doug Daugert (d.daugert@portclements.ca); Greg Martin (mayor@queencharlotte.ca); Karl Bergman (sawmillcrk@gmail.com); Lee Brain (mayor@princerupert.ca); Michael Racz (mikeracz3@gmail.com); Nelson Kinney (nkinney@princerupert.ca)  
**Cc:** cao@sqcrd.bc.ca  
**Subject:** Electronic Polling: City of Prince Rupert Request for a Letter of Support  
**Attachments:** Port of Prince Rupert - CIV - Mariners Park -2017.docx

Good afternoon Directors,

I hope that this email finds all of you well.

Would you please see the below request and accompanying document from the City of Prince Rupert with respect to providing a letter of support for its application to the Port of Prince Rupert's Community Investment Fund.

I would ask that Directors please vote on the following resolution by way of **response email by Tuesday, February 14, 2017 at 4:00 p.m.:**

**THAT the Board of the North Coast Regional District provide a letter of support to the City of Prince Rupert for its application to the Port of Prince Rupert's Community Investment Fund for the completion of upgrades to Mariner's Park.**

Staff will ensure that this is included on the upcoming regular agenda package for ratification.

Best regards,

**Daniel Fish**  
 Corporate Officer  
**North Coast Regional District**  
 14-342 3<sup>rd</sup> Avenue West,  
 Prince Rupert, BC V8J 1L5  
 Telephone: 1-250-624-2002 ext 2  
 Toll free: 1-888-301-2002  
 Fax: 1-250-627-8493  
[www.sqcrd.bc.ca](http://www.sqcrd.bc.ca)

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**From:** Veronika Stewart [mailto:Veronika.Stewart@princerupert.ca]  
**Sent:** Thursday, February 9, 2017 2:57 PM  
**To:** Daniel Fish  
**Subject:** RE: Letter of Support

Hi Daniel,

Thanks very much! Given the short turnaround – will you be able to have approval for the letter of support by the end of day tomorrow?

See attached for our Draft Application. Please be advised that it is currently in draft format and we ask that you not distribute it beyond your board of directors. We are currently awaiting last-minute confirmation from one of our listed private funding sources, so also the project budget may change somewhat.

Thanks again so much for your help!

Cheers,

Veronika

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**From:** Daniel Fish [mailto:dfish@sqcrd.bc.ca]  
**Sent:** Thursday, February 09, 2017 2:44 PM  
**To:** Veronika Stewart <Veronika.Stewart@princerupert.ca>  
**Subject:** RE: Letter of Support

Hi Veronika,

Good timing - the agenda package will be going out to the Board tomorrow.

Did you have an application you're submitting to the Port as part of this project? Generally the Board requests to see this information before making a decision on whether or not to support an application. If there is no application, perhaps a more complete description of the project itself may be helpful.

Let me know if you have any questions.

Best regards,

**Daniel Fish**  
Corporate Officer  
**North Coast Regional District**  
14-342 3<sup>rd</sup> Avenue West,  
Prince Rupert, BC V8J 1L5  
Telephone: 1-250-624-2002 ext 2  
Toll free: 1-888-301-2002  
Fax: 1-250-627-8493  
[www.sqcrd.bc.ca](http://www.sqcrd.bc.ca)

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**From:** Veronika Stewart [mailto:Veronika.Stewart@princerupert.ca]  
**Sent:** Thursday, February 9, 2017 2:36 PM  
**To:** dfish@sqcrd.bc.ca  
**Subject:** Letter of Support

Hi Daniel,

I am so sorry to do this last minute, however the City is looking to top up the required funds to improve the tot-lot at Mariner's Park, and is looking to regular users of the park for support in our application to the Port's Community Investment Fund, due by end of day tomorrow. In addition to the installation of a new toy, and removal of the old "Big Toy", the improvements include the installation of rubber matting that would improve the safety and enhance the accessibility for children/families that use the park.

I have attached a template letter of support, as I recognize the inconvenience, and would like to ensure that if you are willing to provide a letter that it is relatively painless.

Please let me know if you require any further information.

Best,

Veronika



**Veronika Stewart**

Communications Manager  
*Administration*

**CITY OF PRINCE RUPERT**

Tel: (250) 627-0976 | Mobile: (778) 884 6285



[www.princerupert.ca](http://www.princerupert.ca)

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**NCRD Info**

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**From:** Sarah Dantzer <sarahdantzer89@gmail.com>  
**Sent:** Wednesday, February 15, 2017 10:32 AM  
**To:** info@sqcrd.bc.ca  
**Subject:** Rupert Rubbish Round Up Requests

Good morning!

The poster for the 2nd Rupert Rubbish Round Up! Jon and I were wondering if we would be able to post something to the effect of "in partnership with SQCRD" and perhaps a logo. I am also sending an email off to the city with a similar request.

Additionally, would it be possible to print some of the posters off in your office to save on the printing cost? Next year we plan on making additional sponsorship requests to help with various costs (such as print, etc).

Hope you are having a lovely week!

Sincerely,  
Sarah

## Update on the Impacts of Canadian Fishing Company's Canning Closure

January 30, 2017

This report is a follow up to the UFAWU-Unifor's submissions to the June 7 & 9, 2016, Standing Committee on Fisheries and Oceans (FOPO) hearings regarding the Canadian Fishing Company Cannery Closure.

**Recap:** On November 12, 2015, Canadian Fishing Company announced that they would no longer be canning salmon at the Oceanside Cannery in Prince Rupert. **2015 would be the last canning season**; in 2016 salmon would only be gutted in Prince Rupert and shipped elsewhere for processing.

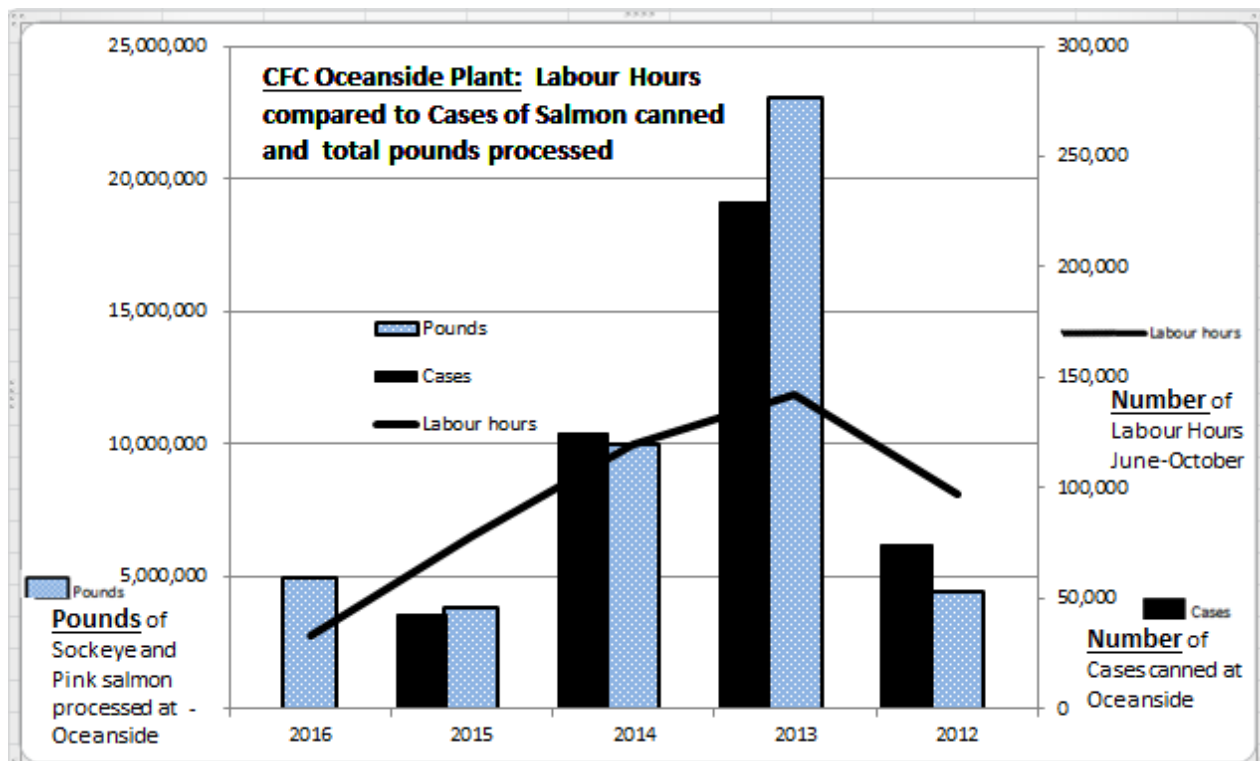
Workers at this plant are represented by the United Fishermen and Allied Workers' Union – Unifor. Eighty percent of the shoreworkers employed at the Oceanside fish plant are First Nations and 53% of them are women.

**2016 Salmon Season:** The north coast saw larger salmon harvests in 2016 over those in 2015. Although the 2016 northern salmon runs were lower than average, they were millions of pounds larger than in 2015.

**In 2016, 2 million lbs more** salmon were landed at Oceanside than in 2015. **With gutting only instead of canning, CFC employed less than half** of those employed in 2015 and eighty percent fewer than in a normal canning year. 750 workers are employed in a normal salmon season; **only 125 workers** worked on a regular basis during the 2016 season.

An examination of labour hours shows that in **2015, 3 million pounds** of salmon were **canned** at the Oceanside plant which provided **78,000 hours** of work.

**In 2016, we gutted and shipped out 5 million pounds** of salmon and that only provided **34,000 hours** of work. We processed 2 million pounds more and worked 44,000 hours less.





If we had canned the northern salmon that CFC landed in Prince Rupert in 2016, the **5 million lbs** would have provided **130,000 hours of work**. **The closure of the cannery meant a loss of 96,000 labour hours.**

In the June 2016 hearings, CFC testified to FOPO that:

In 2015, there was a total of 411 workers employed at our Prince Rupert operations.

Other than about 15 specific tradespersons who have been laid off with compensations packages, we expect that **all the senior workers** in the operation will be provided with as much work as they have been previously.

We are unhappy to report that Canadian Fishing Company was so very wrong.

Their employment numbers were wrong, their senior workers worked far fewer hours, and to make things worse, considerably fewer people were able to qualify for EI.

Of the **125 people** who regularly worked in 2016, CFC reported to the Provincial/Federal Agency Adjustment Committee that only 40 general labour employees and 6 Maintenance workers received enough hours to be eligible for EI after the 2016 season. The Union believes that closer to 80 workers qualified in 2015. The number of people listed on the Seniority List has gone down from 411 in 2015, the year with the lowest production on record, to 360 in 2016.

With no regulations to stop it, more and more fish is shipped out for processing elsewhere; this has left our shoreworkers and our communities in a desperate state. Our workers feel abandoned by both the Federal and Provincial Governments.

The Union would like to be clear: If Canadian Fishing Company - Jim Pattison Ltd wants to abandon canning in Prince Rupert and fill their canned markets using Alaskan product from their Alaskan plants, we would not object – as long as Oceanside workers were employed by CFC to process our northern caught salmon in other forms. Our workers have the skills to fillet, portion and freeze salmon or otherwise process the fish - which is now being done elsewhere.

We have the workers, we have the fish, and meanwhile the Oceanside Plant sits, underutilized, and the workers are starving.

Salmon is a common property resource owned by the people of Canada and by BC First Nations. Please note that most Oceanside shoreworkers belong to north coast First Nations. Employment opportunities for First Nations women, in particular, are not numerous. Pattison should not be permitted to abuse the privileges granted him by the Federal government through licensing.

Jim Pattison Ltd owns or controls over 60% of BC net caught salmon through licenses granted his processing corporation. Oceanside shoreworkers are paying the price – ownership of the access means control over the resource and vertical integration permits Pattison as a fish buyer to control not only the harvesting end but and where and by who the product is processed. Right now, northern BC salmon is being sent to China for processing, throwing CFC shoreworkers out of work.

We ask the Committee to recommend to the Minister of Fisheries and Oceans that a license review of Pattisons' holdings take place with a view to limiting CFC's control over harvesting and processing salmon on the BC coast.

Respectfully submitted by

Christina Nelson, Northern Organizer

on behalf of  
Prince Rupert Shoreworkers, UFAWU-Unifor



February 15, 2017

Daniel Fish  
Corporate Officer  
North Coast Regional District  
14-342 3rd Avenue West,  
Prince Rupert, BC V8J 1L5

Dear Mr. Fish:

**Re: Regulation of the Minister of Community, Sport and Cultural Development  
and Minister Responsible for Translink – Ministerial Order No. M 053**

Please find enclosed a copy of the above mentioned Ministerial Order by the Minister of Community, Sport and Cultural Development pursuant to section 585 of the *Local Government Act*.

Yours truly,

Eleanor Lahtinen  
Administrative Assistant

Enclosure(s)

**PROVINCE OF BRITISH COLUMBIA**  
**REGULATION OF THE MINISTER OF**  
**COMMUNITY, SPORT AND CULTURAL DEVELOPMENT**  
**AND MINISTER RESPONSIBLE FOR TRANSLINK**

*Local Government Act*

Ministerial Order No.    M 053

I, Peter Fassbender, Minister of Community, Sport and Cultural Development and Minister Responsible for TransLink, order that the attached Minister's Requirement for Approval of Bylaws Regulation is made.

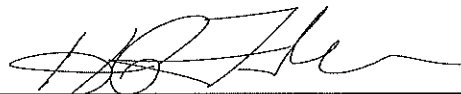
**DEPOSITED**

February 15, 2017

B.C. REG.    27/2017

February 14, 2017

*Date*



*Minister of Community, Sport and Cultural Development  
and Minister Responsible for TransLink*

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*(This part is for administrative purposes only and is not part of the Order.)*

**Authority under which Order is made:**

Act and section:    *Local Government Act*, R.S.B.C. 2015, c. 1, s. 585

Other: \_\_\_\_\_

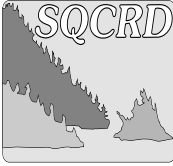
February 10, 2017

R/121/2017/33

## **MINISTER'S REQUIREMENT FOR APPROVAL OF BYLAWS REGULATION**

### **North Coast Regional District**

- 1** For the purposes of section 585 (1) [*ministerial regulations requiring bylaw approval*] of the *Local Government Act*, approval by the minister is required before North Coast Official Community Plan Bylaw No. 608, 2017, may be adopted by the North Coast Regional District.



## STAFF REPORT

**DATE:** February 17, 2017  
**TO:** Doug Chapman, Chief Administrative Officer  
**FROM:** Morganne Williams, Consultant  
**SUBJECT:** Subdivision Referral – Graham Island

### Recommendation:

**THAT the NCRD Board support the Bare Land Strata Subdivision for the Tow Hill Landshare Group.**

**Purpose:** Ministry of Transportation and Infrastructure (MOTI) has referred a proposed Bare Land Strata Subdivision Application regarding two lots within Tow Hill, Electoral Area D.

### Overview of Application

This application may be considered a two-step subdivision process:

1. Consolidation of the two lots into one parcel, and
2. Subdivide the parcel through Bare Land Strata regulations, which allows designating land as common area.

### Considerations

#### Zoning and Official Community Plan

The Tow Hill Landshare Group (THLG) has been working towards the goal of having co-operative housing with small personal plots of land surrounded by communal land. The NCRD Board amended the OCP and Zoning Bylaw in May 2016 to permit the desired land formation described in the subdivision application. This application is consistent with the regulations, as amended in May 2016.

#### Development Permits

The land is subject to Development Permits. The agent acting on behalf of THLG is aware of this requirement, which may be fulfilled after subdivision.

#### Fire

As per the Rural Graham Island OCP, fire protection measures are only required during the rezoning or subdivision of 10 or more parcels. This application does not meet the need for fire protection measures. This application was not referred to the Village of Masset Fire Department.

### Water

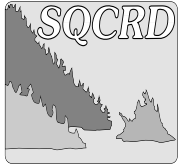
The NCRD does not offer a potable water service for Electoral Area D. The Ministry of Transportation and Infrastructure referred this application to Northern Health to ensure adequate separation between water source, waste water system, and buildings. Proof of potable water is a requirement of the subdivision process.

### Waste Water

Northern Health is the regulating body of septic systems. The current proposed concept is for communal collection to septic tanks. Treatment would be done via a custom vertical flow wetland treatment system and discharge to shallow placement gravelless chambers in the forested areas near the house sites. The potential for summer re-use of part of the wastewater flow for subsurface irrigation of mulch basins is considered in the sewage report.

### **Conclusion**

The THLG has continued to move forward in obtaining required approvals and permits to move forward with the vision of having a co-operative housing model on Graham Island. With respect to NCRD mandate, the application meets zoning and OCP designation. There is outstanding work to be completed for development permits; however, this may be done at a later date prior to construction.



## STAFF REPORT

**DATE:** February 17, 2017

**TO:** D. Chapman, Chief Administrative Officer

**FROM:** Daniel Fish, Corporate Officer

**SUBJECT:** April 21, 2017 North Coast Regional District Board Meeting

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### Recommendation:

**THAT the staff report entitled “April 21, 2017 North Coast Regional District Board Meeting” be received;**

**AND THAT a Regular meeting of the Board of the North Coast Regional District be held at the Sandspit Community Hall, 411 Alliford Bay Rd., on April 21, 2017 at 7:00 p.m.**

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### BACKGROUND:

At its Regular meeting held December 9, 2016 the Board of the North Coast Regional District (NCRD) adopted its 2017 Board meeting schedule. At that time, the April 21, 2017 NCRD Regular Board meeting was scheduled to take place on Haida Gwaii, with a location to be determined.

At its Regular meeting held January 20, 2017 the Board directed staff to move forward with scheduling its April Regular meeting in the community of Sandspit.

### DISCUSSION:

In regard to travel to Haida Gwaii, staff is seeking consensus as to which arrangements would work best for the mainland Directors in traveling to Masset for the April 21, 2017 Regular Board meeting. Staff is also **requesting confirmation** (as soon as possible) as to which Directors will be attending, as the information is required in making travel reservations.

The following cost estimates have been calculated assuming that the 5 mainland Directors will be attending the April 21, 2017 Regular meeting in Sandspit, B.C.

### Option 1: Travel via Inland Air (Regular Flight)

To Masset	To Prince Rupert
<u>Friday, April 21<sup>st</sup>, 2017</u>	<u>Monday, April 24<sup>th</sup>, 2017</u>
8:30AM Depart from Prince Rupert	9:30AM Depart from Masset
9:15AM Arrive in Masset	10:20AM Arrive in Prince Rupert
2:00PM Depart from Prince Rupert	2:00PM Depart from Masset
2:45PM Arrive in Masset	3:00PM Arrive in Prince Rupert

Travel: \$2,471.95  
Accommodation: \$1,610.25  
Per Diem: \$1,200.00  
**\$5,282.20**

When travelling from Prince Rupert to Masset via Inland Air scheduled flights, this option requires three (3) nights of accommodation and three (3) days of per diem costs.

Please note that travel via option 1 requires that Directors remain on Haida Gwaii until the next scheduled Inland Air Flight on Monday, April 24, 2017 at 9:30 AM.

### Option 2: Travel via BC Ferries

To Skidegate	To Prince Rupert
<u>Thursday, April 20<sup>th</sup>, 2017</u>	<u>Tuesday, April 25<sup>th</sup>, 2017</u>
10:00AM Depart from Prince Rupert	10:00AM Depart from Skidegate
5:00PM Arrive in Skidegate	5:00PM Arrive in Prince Rupert

When travelling from Prince Rupert to Skidegate, this travel option requires five (5) nights of accommodation and five and a half (5.5) days of per diem costs.

Pricing for this scenario includes cabin rentals for the ferry and vehicle allowance for Directors.

Travel: \$2,582.50  
Accommodation: \$2,683.75  
Per Diem: \$2,200.00  
Vehicle Allowance: \$300.00  
**\$7,766.25**

Please note that travel via option 2 requires that directors remain on Haida Gwaii until the next scheduled BC Ferries sailing on Tuesday, April 25, 2017 at 10:00 AM.



### **Option 3: Travel via Ocean Pacific Air (Chartered Flight)**

Friday, April 21<sup>st</sup>, 2017

Depart from Prince Rupert via a chartered flight. Time to be determined. Note that space is limited to 5 people per charter, with limited baggage availability.

Travel via this option would allow for travel to Haida Gwaii on Friday, April 21, 2017 with a return flight to Prince Rupert on Saturday, April 22, 2017.

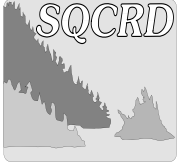
This travel option requires one (1) night accommodation and one (1) day of per diem costs.

Travel:	\$3,809.85
Accommodation:	\$536.75
Per Diem:	<u>\$400.00</u>
	<b>\$4,746.60</b>

Additional costs that have not been calculated in this report are costs associated with staff travel and vehicle rental while on Haida Gwaii.

### **RECOMMENDATION:**

Staff is seeking further direction from the Board on a preferred travel option to Haida Gwaii to attend the April 21, 2017 Regular NCRD Board meeting in Sandspit, B.C.



## STAFF REPORT

**DATE:** February 17, 2017

**TO:** D. Chapman, Chief Administrative Officer

**FROM:** D. Fish, Corporate Officer

**SUBJECT:** Haida Gwaii Regional Recreation: Community Breakdown

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### Recommendation:

**THAT the Board receives the Staff report entitled “Haida Gwaii Regional Recreation: Community Breakdown”;**

**AND THAT Staff be directed to develop a community survey with respect to desired recreational programming in communities across Haida Gwaii.**

---

### BACKGROUND:

The Haida Gwaii Regional Recreation Commission aims to provide recreational opportunities for all people on Haida Gwaii without any barriers to participation or residency. Property taxation under the Haida Gwaii Recreation service provides funding for the basic overhead of the service, whereas the majority of funding for programming is accessed through grant funding.

At its Regular meeting held January 21, 2017, the Board of the North Coast Regional District (NCRD) requested that Staff further examine the programming and service levels for Haida Gwaii Regional Recreation in communities across Haida Gwaii. The following is a summation of programming from the period September 2016 to January 31, 2017.

### DISCUSSION:

In May 2016, the Board of the NCRD resolved to adopt new reporting requirements for the Haida Gwaii Regional Recreation Commission to include:

- Quarterly reporting;
- Participant count (including repeat participants);
- Participant mobility;
- Categorization of program (ran/led; cooperative/partnership; or supporting); and
- Costing of programs held in each community.

The Haida Gwaii Regional Recreation Coordinator commenced work on September 1, 2016 and began compiling the data requested by the Board so that reporting is consistent with the wishes of the Board. Staff will continue to develop and compile this data as we move forward so that a more complete snapshot of participant mobility and engagement is developed.

The Haida Gwaii Regional Recreation Coordinator has expressed a willingness to work with the Haida Gwaii Regional Recreation Commission, Directors and residents to develop programming and services that are desired in each community.

Additionally, Staff is recommending that a survey be undertaken in any of the participating areas to see what sort of recreational programming is desired in each location. This will allow the Haida Gwaii Regional Recreation Commission to refine its program offerings to those best suited to the residents of Haida Gwaii.

### **PROGRAM STATISTICS:**

<b>Legend</b>
* - NCRD was not reporting participant mobility at the time program was run
DI – Drop in programs
Participants are counted once per program

#### Village of Queen Charlotte

Programs run in the Village of Queen Charlotte included:

<b>Program</b>	<b>Frequency</b>	<b>Participants</b>	<b>Ran/Led/Supporting</b>
Weight Room Orientations	5	27	Ran/Led
Summer Program*	2 weeks	35	Ran/Led
Indoor Floor Hockey (DI)	2 x per week	27	Ran/Led
Basketball (DI)	2 x per week	25	Ran/Led
Pickellball (DI)	2 x per week	11	Ran/Led
Volleyball (DI)	1 x per week	24	Ran/Led
Indoor Soccer (DI)	1 x per week	34	Ran/Led
Bike Re-Psych	3	54	Supporting
Creative Movement and Ballet (4-5 year)	2 x per week (7week program)	14	Supporting
Creative Movement and Ballet (6-8 year)	2 x per week (7week program)	10	Supporting
PAL Course	1	12	Supporting

Participant mobility for programs held in the Village of Queen Charlotte is as follows:

<b>Program</b>	<b>Q.C.</b>	<b>P.C.</b>	<b>Masset</b>	<b>Area D</b>	<b>Area E</b>
Weight Room Orientations	27	-	-	-	-
Summer Program*	35	-	-	-	-
Indoor Floor Hockey (DI)	11	-	-	15	1
Basketball (DI)	12	-	4	8	1
Pickellball (DI)	10	-	-	-	1
Volleyball (DI)	20	-	-	4	-
Indoor Soccer (DI)	19	-	-	15	-
Bike Re-Psych	54	-	-	-	-
Creative Movement and Ballet (4-5 year)	4	1	3	6	-
Creative Movement and Ballet (6-8 year)	7	-	1	2	-
PAL Course	12	-	-	-	-

#### Village of Port Clements

Programs run in the Village of Port Clements included:

<b>Program</b>	<b>Frequency</b>	<b>Participants</b>	<b>Ran/Led/Supporting</b>
Weight Room Orientations	5	13	Ran/Led
Summer Program*	2 weeks	13	Ran/Led
Alternate Fitness	1 x per week	12	Ran/Led
Senior Yoga	1 x per week	11	Ran/Led

Participant mobility for programs held in the Village of Port Clements is as follows:

<b>Program</b>	<b>Q.C.</b>	<b>P.C.</b>	<b>Masset</b>	<b>Area D</b>	<b>Area E</b>
Weight Room Orientations	-	13	-	-	-
Summer Program*	-	13	-	-	-
Alternate Fitness	-	7	-	-	-
Senior Yoga	-	9	-	2	-

### Village of Masset

Programs run in the Village of Masset included:

<b>Program</b>	<b>Frequency</b>	<b>Participants</b>	<b>Ran/Led/Supporting</b>
Alternate Fitness	2 x per week	22	Ran/Led
Summer Program*	2 weeks	28	Ran/Led
Intro to Pilates*	2 x per week	28	Ran/Led
Fitness Bootcamp	2 x per week	33	Ran/Led
Yoga	2 x per week	21	Ran/Led
Agate Man*	-	28	Supporting
Bike Re-Psych	1	11	Supporting
Surfing Expression Session	1	40	Supporting
PAL Course	1	12	Supporting
CORE Course	1	7	Supporting

Participant mobility for programs held in the Village of Masset is as follows:

<b>Program</b>	<b>Q.C.</b>	<b>P.C.</b>	<b>Masset</b>	<b>Area D</b>	<b>Area E</b>
Alternate Fitness	-	-	22	-	-
Summer Program*	-	-	28	-	-
Intro to Pilates*	-	-	28	-	-
Fitness Bootcamp	-	-	33	-	-
Yoga	-	-	18	3	-
Agate Man*	-	-	-	-	-
Bike Re-Psych	-	-	11	-	-
Surfing Expression Session	11	1	23	3	2
PAL Course	-	-	12	-	-
CORE Course	-	-	7	-	-

### Electoral Area D

Programs run in Electoral Area D included:

<b>Program</b>	<b>Frequency</b>	<b>Participants</b>	<b>Ran/Led/Supporting</b>
Shito Ryu Karate	2 x per week	22	Ran/Led
Family Night	1 x per week (6-week program)	24	Supporting

Participant mobility for programs held in Electoral Area D is as follows:

<b>Program</b>	<b>Q.C.</b>	<b>P.C.</b>	<b>Masset</b>	<b>Area D</b>	<b>Area E</b>
Shito Ryu Karate	21	-	-	1	-
Family Night	2	-	-	22	-

#### Electoral Area E

Programs run in Electoral Area E included:

<b>Program</b>	<b>Frequency</b>	<b>Participants</b>	<b>Ran/Led/Supporting</b>
Weight Room Orientations	NIL	NIL	Ran/Led
Summer Program*	2 weeks	7	Ran/Led
Circuit Fitness	2 x per week	13	Ran/Led

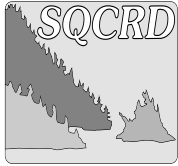
Participant mobility for programs held in Electoral Area E is as follows:

<b>Program</b>	<b>Q.C.</b>	<b>P.C.</b>	<b>Masset</b>	<b>Area D</b>	<b>Area E</b>
Weight Room Orientations	-	-	-	-	NIL
Summer Program*	-	-	-	-	7
Circuit Fitness	-	-	-	-	13

Not reflected in the programming levels for Electoral Area E is the financial contribution toward the Moresby Island Travel Fund which aims to increase participating of Area E residents in programs held elsewhere on Haida Gwaii. In 2016, the Moresby Island Travel Fund totalled \$1,500, with \$2,300 being allocated toward the fund in 2017. Should there be a desire to allocate additional funding toward the Moresby Island Travel Fund in the aim of increasing participant mobility between Area E and other locations, this can be communicated to the Haida Gwaii Regional Recreation Commission for revision to its 2017 budget request.

#### **RECOMMENDATION:**

Staff is recommending that it be directed to follow-up with the development of a survey to be used to gauge residents' attitude toward current recreation services and desired recreation programs in each community.



## STAFF REPORT

**DATE:** February 17, 2017

**TO:** Doug Chapman, Chief Administrative Officer

**FROM:** Daniel Fish, Corporate Officer

**SUBJECT:** Vancouver Island Regional Library Loan Authorization Bylaw No. 612, 2017

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### Recommendation:

**THAT the staff report entitled “Vancouver Island Regional Library Loan Authorization Bylaw No. 612, 2017” be received;**

**AND THAT the Board of the North Coast Regional District authorize the Corporate Officer to sign and enter into the indebtedness agreement, dated February 20, 2017, with the Vancouver Island Regional Library;**

**AND FURTHER THAT the Board give first, second and third reading to Bylaw No. 612, 2017.**

---

### BACKGROUND:

On December 1, 2016, the North Coast Regional District (NCRD) was approached by the Vancouver Island Regional Library (VIRL) with a request to secure a loan through the Municipal Finance Authority of B.C. (MFA) in order to provide a new library facility in the Village of Masset, as well as to complete upgrades to VIRL facilities in Sandspit and the Village of Queen Charlotte.

All local governments in B.C., with the exception of the City of Vancouver, are required to obtain long-term debt financing through the MFA. It should be noted that the MFA does not provide long-term debt financing directly to municipalities; instead, long-term debt is through regional districts through the following process:

1. Loan authorization bylaw.
2. Certificate of approval.
3. Security issuing bylaw and certificate of approval.
4. MFA approval and issuance of debenture debt.

## DISCUSSION:

The VIRL wishes to construct a new library facility in Masset, as well as upgrade its facilities in Sandspit and Queen Charlotte. The VIRL wishes to secure \$1.5 million over a 20 year repayment period for the following works:

Facility	Cost
Masset	\$1,000,000
Queen Charlotte	\$250,000
Sandspit	\$250,000

Working with the VIRL, and legal counsel, staff have prepared and reviewed an indebtedness agreement between the NCRD and the VIRL that would see the VIRL assume responsibility for all principal and interest payments with respect to the loan (Attachment A). There is no additional cost to taxpayers under this arrangement as the repayment costs of this loan are already included in the levies paid by all member municipalities and electoral areas within the VIRL system.

It should be noted that the NCRD, under section 272 of the *Local Government Act (LGA)*, is required to publish its intention to provide assistance in lending money. The notice must be published before the assistance is provided and must include the intended recipient of the assistance and the nature, term and extent of the proposed assistance. Staff have prepared advertising to be published in the following:

Publication	Dates
The Northern View	March 8 & 15, 2017
The Observer	March 10 & 17, 2017

The VIRL wishes to secure funding through the MFA's fall 2017 borrowing period, which requires that the loan authorization bylaw, security issuing bylaw and certificate approval for this borrowing be provided to the Ministry of Community, Sport and Cultural Development by August 2017, to accommodate the approvals needed before consideration by the MFA Board at its semi-annual meeting in September 2017. Attachment B of this report indicates the anticipated timeline for adoption and approval procedures for the loan authorization and security issuing bylaws.

## RECOMMENDATION:

At this time, staff is recommending that the Board give three readings to the Vancouver Island Regional Library Loan Authorization Bylaw No. 612, 2017. Following third reading, staff will ensure that the bylaw is provided to the inspector of municipalities for approval, and that notice in accordance with section 272 of the LGA is advertised, before proceeding with an alternative approval process with respect to adoption of the bylaw.



## INDEBTEDNESS AGREEMENT

**THIS AGREEMENT** made as of the \_\_\_\_ day of \_\_\_\_, 2017.

**BETWEEN:**

Vancouver Island Regional Library, an entity incorporated under the laws of the Province of British Columbia and having its head office at Box 3333, 6250 Hammond Bay Road, Nanaimo, British Columbia

(hereinafter referred to as the “VIRL”)

OF THE FIRST PART,

--and--

North Coast Regional District, an entity incorporated under the laws of the Province of British Columbia and having its head office at 14-342 3<sup>rd</sup> Avenue West, Prince Rupert, British Columbia.

(hereinafter referred to as “NCRD”)

OF THE SECOND PART.

**WHEREAS** the VIRL has requested the NCRD to borrow, on VIRL’s behalf, to a maximum sum of 1.5 Million Dollars (\$1,500,000), for the construction/renovation of a library building to be located in Masset, in the Province of British Columbia, and for the renovation of library buildings located in Queen Charlotte, and Sandspit, in the Province of British Columbia;

**AND WHEREAS** the VIRL desires to provide the NCRD with commitments with respect to obtaining such loan, and sufficient security and comfort for undertaking to secure the loan on behalf of the VIRL;

**NOW THEREFORE THIS AGREEMENT WITNESSES THAT** in consideration of the respective covenants and agreements of the parties contained herein, the sum of one dollar paid by each party hereto to each other party hereto, and other good and valuable consideration, (the receipt and sufficiency of which is hereby acknowledged by each of the parties hereto), it is agreed as follows;

### ARTICLE ONE – DEFINITIONS AND INTERPRETATION

**1.1 Definitions.** In this Agreement unless something in the subject matter or context is inconsistent therewith:

- a) **“Business Day”** means any day other than a Saturday or Sunday, or holiday, on which Canadian chartered banks are open for business in Nanaimo, British Columbia.
- b) **“Indebtedness”** means the obligations of the VIRL to the NCRD, as detailed in Article 2.2 of this Agreement;

- c) **“Loan”** means the loan that the NCRD may obtain from the MFA, on behalf of the VIRL, to a maximum principal sum of 1.5 Million Dollars (\$1,500,000), and interest thereon;
- d) **“Loan Agreement”** means the agreement between the MFA and the NCRD, which sets out all terms and conditions of the Loan;
- e) **“MFA”** means the Municipal Finance Authority of British Columbia, whose head office is located in the City of Victoria, in the Province of British Columbia;
- f) **“Mortgage”** means the mortgage to be granted by the VIRL in favour of the NCRD and registered against title to the property located in the Village of Masset, in the Province of British Columbia.

## **ARTICLE TWO – THE LOAN AND INDEBTEDNESS**

- 2.1 The Loan.** The purpose of this Agreement is to secure VIRL’s promise to be responsible for payment of all of NCRD’s obligations under the Loan Agreement, in the event that NCRD obtains the Loan from the MFA for the benefit of the VIRL, and advances the Loan to the VIRL, for construction/renovation of library buildings for the VIRL.
- 2.2 The indebtedness.** The VIRL agrees to be liable to the NCRD for the aggregate of the following obligations:
  - a) Payment of any and all obligations and liabilities owing by the NCRD to the MFA pursuant to the Loan Agreement and any other documents or security granted by the NCRD to the MFA pursuant thereto;
  - b) Payment of any and all costs or outlays, or any nature whatsoever, incurred by the NCRD with respect to the negotiation, preparation, execution and delivery of the Loan Agreement and this Agreement, as well as all actions under the Loan Agreement and this Agreement; and
  - c) The VIRL agrees to indemnify and hold the NCRD harmless from any costs, fees, penalties, claims, outlays, expenses, and liabilities, of any nature whatsoever, that the NCRD may be responsible for, arising, directly or indirectly, out of this Agreement, or the negotiation, execution and delivery of the Loan Agreement, or the advancement of the Loan;

(all of which obligations, indebtedness and liabilities are herein collectively called the “Indebtedness”).

### ARTICLE THREE – FORM OF THE MORTGAGE

- 3.1 Mortgage.** Prior to the NCRD obtaining the Loan from the MFA, the VIRL shall secure the Indebtedness by granting the Mortgage, which shall be registered as a first financial charge over the property located in the Village of Masset, in the Province of British Columbia.

### ARTICLE FOUR – REPAYMENT OF THE INDEBTEDNESS

- 4.1 Repayment of the Loan.** The VIRL shall pay to the NCRD all principal amounts of the Loan, together with any interest, fees, penalties or other amounts payable, all in accordance with the terms and conditions of the Loan Agreement. It is the intent of the VIRL, that it will share in the costs of the borrowing amongst all its members as per all its other normal operating budget costs. It is also the intent of the VIRL, to ensure full payment of the regular repayment amounts of the Loan due, prior to the payment due date set out in the Loan Agreement.
- 4.2 Prepayments and Early Payments.** The VIRL shall be entitled to prepay any of the outstanding principal amount of the Loan, subject to the terms and conditions of the Loan Agreement, provided the VIRL also pays whatever penalties or restrictions on repayment are set out therein. However, any gains calculated by MFA, such as the early repayment of MFA gains earned though the investment of proceeds, shall be for the benefit of VIRL.
- 4.3 Repayment of other indebtedness.** If there are any payments required to be made by the VIRL to the NCRD in addition to payments on the Loan, then the VIRL shall make such payments to the NCRD within (30) days of receipt of an invoice from the NCRD detailing such obligations of the VIRL.
- 4.4 Type and Place of Payment.** All payments by the VIRL, shall be made or delivered to the NCRD at the following address:

14-342 3<sup>rd</sup> Avenue West  
Prince Rupert, B.C. V8J 1L5

### ARTICLE FIVE –CONDITIONS PRECEDENT

- 5.1** The obligations of the parties with respect to the consummation of any arrangements under this Agreement are subject to the waiver or fulfillment, in writing, of the following conditions precedent on the dates set out:
- a) The arrangement of the Loan Agreement between the NCRD and the MFA, on terms and conditions that are acceptable to the NCRD and the VIRL, in their sole respective discretions, on or before June 30, 2017, and

- b) The agreement on the form and substance of the documents comprising the Mortgage, on terms and conditions acceptable to the NCRD and the VIRL, in their sole respective discretions, on or before June 30, 2017;

In the event that the foregoing conditions precedent are not waived or declared fulfilled, in writing by both parties, by the applicable dates set out above, then all obligations of the NCRD and the VIRL hereunder shall be null and void.

**5.2** The obligations of the NCRD with respect to the consummation of any arrangements under this Agreement are subject to the waiver or fulfillment, in writing, of the following conditions precedent on the dates set out:

- a) The NCRD obtaining the necessary approval from its electors and from the supervising ministries of the Provincial Government, and fulfilling all other statutory requirements necessary for obtaining the Loan and for the consummation of any arrangements under this Agreement, on terms and conditions that are acceptable to it in its sole discretion, on or before December 31, 2017; and
- b) The NCRD obtaining advance of the Loan from the MFA on or before April 30, 2018.

In the event that the foregoing conditions precedent are not waived or declared fulfilled, in writing by the NCRD, by the applicable dates set out above, then all obligations of the NCRD and the VIRL hereunder shall be null and void.

## **ARTICLE SIX – REPRESENTATIONS AND WARRANTIES**

**6.1 Representations and Warranties of the VIRL.** To induce the NCRD to enter into this Agreement and to make the Loan, the VIRL makes the following representations and warranties which shall survive the execution and delivery of this Agreement and the Mortgage:

- a) VIRL has the full power, authority and capacity to enter into this Agreement and carry out the transactions contemplated herein, and any action required to allow VIRL to carry out the transactions contemplated hereby have been duly and validly authorized by all necessary corporate proceedings.
- b) Neither the execution and delivery of this Agreement nor compliance with the terms, conditions and provisions hereof, will conflict with or result in a breach of any of the terms, conditions, or provisions of:
  - i. any agreement, instrument or arrangement to which the VIRL is now a party or by which it is or may be bound, or constitute a default thereunder;
  - ii. any judgment or order, writ, injunction or decree of any court; or
  - iii. any applicable law or government regulation.
- c) No action of, or filing with any governmental or public body or authority is required to authorize, or is otherwise required in connection with, the execution, delivery and performance of this Agreement by the VIRL.

## ARTICLE SEVEN – MORTGAGE COVENANTS

**7.1 Covenants of the VIRL.** From the date of this agreement and thereafter until the indebtedness is paid in full:

- a) The VIRL will notify the NCRD immediately if the VIRL shall default in a material manner in the payment of any of its indebtedness for borrowed money, whether such indebtedness now exists or shall hereafter be created. The VIRL also shall notify the NCRD immediately if there shall occur a material event of default under any mortgage, indenture or instrument (including without limitation this Agreement) under which there may be incurred or evidenced, any indebtedness of the VIRL for borrowed money, whether such indebtedness now exists or shall hereafter be created;
- b) The VIRL will comply with the requirements of all applicable laws, rules, regulations and orders of any governmental authority, a breach of which would materially and adversely affect the financial condition or businesses of the VIRL, except where contested in good faith and by proper proceedings;
- c) The VIRL will promptly give the NCRD notice in writing of all litigation and all proceedings before any governmental or regulatory agencies or arbitration authorities affecting the VIRL, except those which, if adversely determined, would not have a material adverse effect on the financial condition or business of the VIRL; and
- d) The VIRL shall use all portions of the Loan advanced to it, solely for the purpose of construction of a library building at XXXX, British Columbia.

## ARTICLE EIGHT – GENERAL CONTRACT PROVISIONS

**8.1 Notices.** All notices, requests, demands or other communications (collectively, “Notices”) by the terms hereof required or permitted to be given by one party to any other party, or to any other person shall be given in writing by personal delivery or by registered mail, postage prepaid, to such other party as follows:

To the VIRL at: Box 3333 6250 Hammond Bay Road  
Nanaimo, BC V9R 5N3

To the NCRD at: 14-342 3<sup>rd</sup> Avenue West  
Prince Rupert, B.C. V8J 1L5

or at such other address as may be given by such person to the other parties hereto in writing from time to time.

All such Notices shall be deemed to have been received when delivered, or, if mailed, 48 hours after 12:01 a.m. on the day following the day of the mailing thereof. If any Notice shall have been mailed and if regular mail service shall be interrupted by strikes or other irregularities, such Notice shall be deemed to have been received 48 hours after 12:01 a.m. on the day following the resumption of normal mail service, provided that during the period that regular mail service shall be interrupted all Notices shall be given by personal delivery.

- 8.2 Additional Considerations.** The parties shall sign such further and other documents, cause such meetings to be held, resolutions passed and by-laws enacted, exercise their vote and influence, do and perform and cause to be done and performed such further and other acts and things as may be necessary or desirable in order to give full effect to this Agreement and every part thereof.
- 8.3 Counterparts.** This Agreement may be executed in several counterparts, each of which when executed shall be deemed to be an original and such counterparts together shall be but one and the same instrument.
- 8.4 Time is of the Essence.** Time shall be of the essence of this Agreement and of every part hereof and no extension or variation of the Agreement shall operate as a waiver of this provision.
- 8.5 Entire Agreement.** This Agreement constitutes the entire agreement between the parties with respect to all of the matters herein and its execution has not been induced by, no do any of the parties rely upon or regard as material, any representations or writings whatever not incorporated herein and made a part hereof and may not be amended or modified in any respect except by written instrument signed by the parties hereto.
- 8.6 Enurement.** This Agreement shall ensure to the benefit of and be binding upon the parties and their respective successors and assigns.
- 8.7 Currency.** Unless otherwise provided for herein, all monetary amounts referred to herein shall refer to the lawful money of Canada.
- 8.8 Headings for Convenience Only.** The division of this Agreement into articles and sections is for convenience of reference only and shall not affect the interpretation or construction of this Agreement.
- 8.9 Governing Law.** This agreement shall be governed by and construed in accordance with the laws of the Province of British Columbia and the federal laws of Canada applicable therein and each of the parties hereto agrees irrevocably to conform to the exclusive jurisdiction of the Courts of such Province as located in Nanaimo, British Columbia.
- 8.10 Gender.** In this Agreement, words importing the singular number shall include the plural and vice versa, and words importing the use of any gender shall include the masculine, feminine, and neuter genders and the word “person” shall include an individual, a trust, a partnership, a body corporate, an association or other incorporated or unincorporated organization or entity.
- 8.11 Calculation of Time.** When calculating the period of time within which or following which any act is to be done or step taken pursuant to this Agreement, the date which is the reference date in calculating such period shall be excluded. If the last day of such period is not a Business Day, then the time period in question shall end on the first business day following such non-business day.
- 8.12 Legislation References.** Any references, in this Agreement to any law, by-law, rule, regulation, order or act of any government, governmental body or other regulatory body

shall be construed as a reference thereto as amended or re-enacted from time to time or as a reference to any successor thereto.

**8.13 Severability.** If any Article, Section or any portion of any Section of this Agreement is determined to be unenforceable or invalid for any reason whatsoever, that unenforceability of invalidity shall not affect the enforceability or validity of the remaining portions of this Agreement and such unenforceable or invalid Article, Section or portion thereof shall be severed from the remainder of this Agreement.

**8.14 Transmission by Facsimile.** The parties hereto agree that this Agreement may be transmitted by facsimile or such similar device and that the reproduction of signatures by facsimile or such similar device will be treated as binding as if originals and each party hereto undertakes to provide each and every other party hereto with a copy of the Agreement bearing original signatures forthwith upon demand.

**IN WITNESS WHEREOF** the parties have duly executed this Indebtedness Agreement

this [REDACTED] day of [REDACTED], [REDACTED]

**NORTH COAST REGIONAL DISTRICT:**

**Per:** \_\_\_\_\_  
(Authorized Signing Officer)

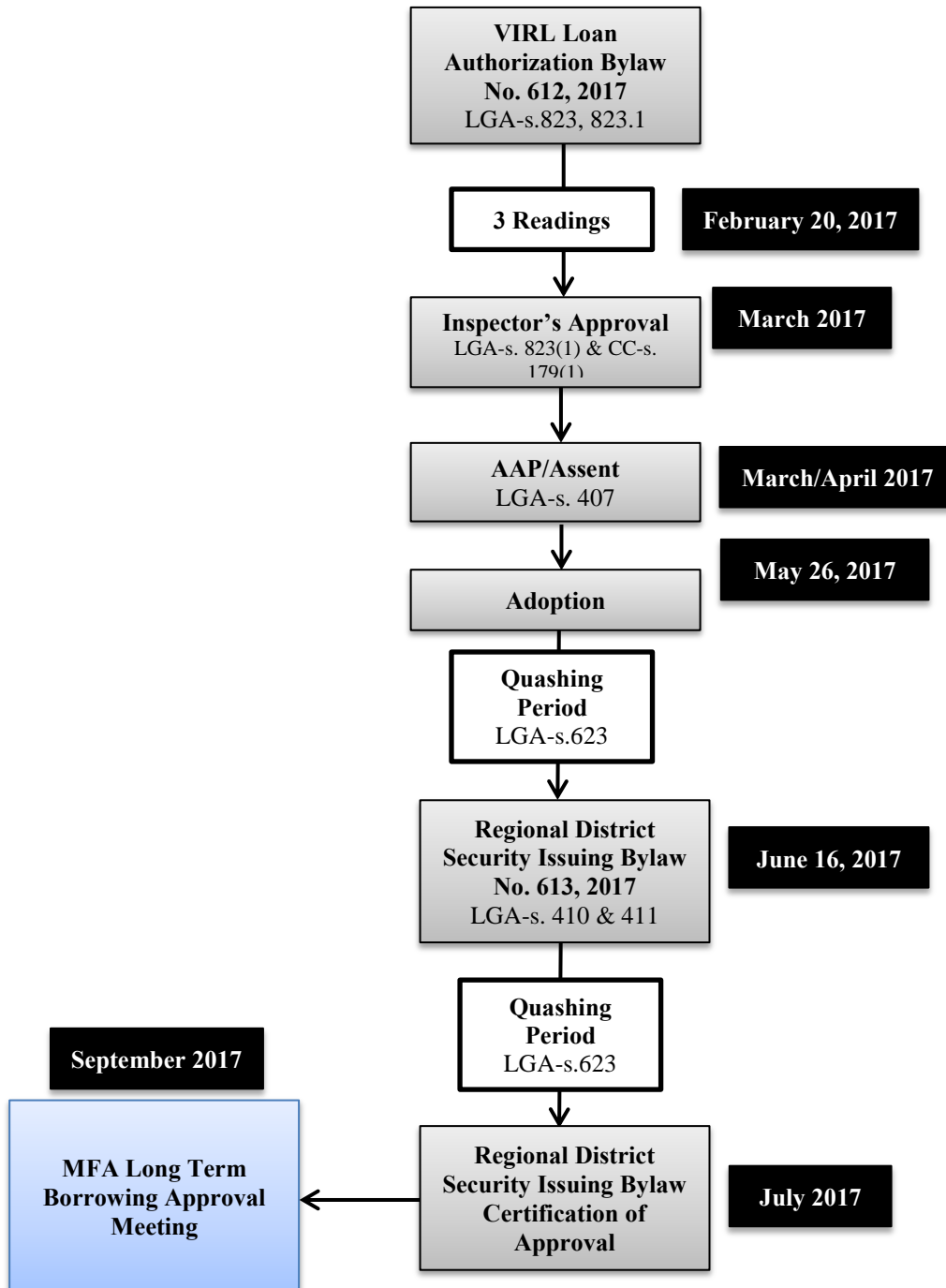
**Per:** \_\_\_\_\_  
(Authorized Signing Officer)

**VANCOUVER ISLAND REGIONAL  
LIBRARY:**

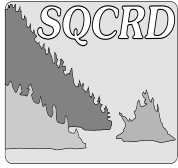
**Per:** \_\_\_\_\_  
(Authorized Signing Officer)

**Per:** \_\_\_\_\_  
(Authorized Signing Officer)

## Anticipated Loan Authorization and Security Issuing Bylaw Timeline







## STAFF REPORT

**DATE:** February 17, 2017  
**TO:** D. Chapman, Chief Administrative Officer  
**FROM:** S. Gill, Treasurer  
**SUBJECT:** Parcel Tax Roll Review Panel Scheduling

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### Recommendation:

**THAT** the staff report entitled “Parcel Tax Roll Review Panel” be received;

**AND THAT** the Board appoints at least 3 members as the Parcel Tax Roll Review Panel to meet and review the Sandspit Water Parcel Tax Roll;

**AND THAT** March 16<sup>th</sup>, 2017 at 6:45 p.m. be scheduled as the sitting of the Review Panel;

**AND THAT** the Board designates Director \_\_\_\_\_ as Chair of the Panel;

**AND FURTHER THAT** the Treasurer be designated as the “Collector” for the parcel tax roll.

---

### BACKGROUND:

Division 4 of the *Community Charter* provides the conditions under which a parcel tax can be imposed for a given service. The North Coast Regional District (NCRD) has a parcel tax for the Sandspit Water system and, therefore, is required to undertake a process to confirm and authenticate the roll each year.

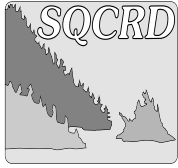
This process includes producing the roll, advertising where the public can view the roll, as well as the process for making a written complaint in regard to the following:

- (a) there is an error or omission respecting a name or address on the parcel tax roll;
- (b) there is an error or omission respecting the inclusion of a parcel;
- (c) there is an error or omission respecting the taxable area or the taxable frontage of a parcel;
- (d) an exemption has been improperly allowed or disallowed.

Once the roll has been available for public review and written complaints have been received, the Collector may amend the roll accordingly. In some circumstances, the complaints will be referred to the Roll Review Panel for decision. The final step is to have the roll formally authenticated by a certificate signed by the majority of the members of the review panel.

**CONCLUSION:**

The Parcel Tax Roll Review Panel process is a legislative requirement and as such will be brought to the Board's attention each year in preparation for the annual parcel tax requisition.



## STAFF REPORT

**DATE:** February 17, 2017

**TO:** Doug Chapman, Chief Administrative Officer

**FROM:** Daniel Fish, Corporate Officer

**SUBJECT:** Haida Gwaii Regional Recreation Service Provider Agreement: Haida Gwaii Recreational Instructors Group

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### Recommendation:

**THAT the staff report entitled “Haida Gwaii Regional Recreation Service Provider Agreement: Haida Gwaii Recreational Instructors Group” be received;**

**AND THAT the Board of the North Coast Regional District agree to provide liability insurance for contract recreation instructors who form the Haida Gwaii Recreational Instructors Group, through the Municipal Insurance Association of British Columbia’s Associate Member Program;**

**AND FURTHER THAT the Board authorize staff to enter into Service Provider Agreements with individual recreation instructors for the provision of liability insurance through the North Coast Regional District’s liability insurance held with the Municipal Insurance Association of British Columbia.**

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### BACKGROUND:

A staff review of the North Coast Regional District’s liability insurance held with the Municipal Insurance Association of British Columbia (MIABC) found an exposure to risk in the structure between the Haida Gwaii Regional Recreation Commission (HGRRC) and its contracted instructors. The purpose of this report is to provide a recommendation to the Board with respect to minimizing risk

### DISCUSSION:

The HGRRC has insurance coverage under the North Coast Regional District (NCRD) liability policy with the MIABC. As an Associate Member, the HGRRC, its employees and volunteers also have coverage under the liability policy.

HGRRC instructors are either hired or contracted by the HGRRC for their services. Presently, contracted instructors are not covered under the NCRD’s liability policy, however, may be sponsored by the NCRD as Associate Members and included under the liability policy.

In doing so, MIABC has recommended that an informal group be formed and reflected in a Service Provider Agreement between the NCRD and this group. Additional Service Provider Agreements would then be maintained and kept on record under the encompassing group agreement (Attachment A). The cost to add a group to the NCRD's liability policy as an Associate Member is \$250 per year. Similar to the Service Provider Agreement between the NCRD and the Haida Gwaii After School Sports and Arts Initiative, it is recommended that this cost be reflected in the HGRRC's annual budget request.

As per MIABC policy, a resolution from the Board is required to authorize the execution of a Service Provider Agreement between the NCRD and the Haida Gwaii Recreation Instructors Group.

**RECOMMENDATION:**

Staff is recommending that the Board agree to provide liability insurance for contract recreation instructors who form the Haida Gwaii Recreational Instructors Group, through the MIABC's Associate Member Program.

Staff is also recommending that the Board authorize staff to enter into and maintain Service Provider Agreements with individual recreation instructors for the provision of liability insurance held with the MIABC.



## SERVICE PROVIDER AGREEMENT

This Service Provider Agreement (the “Agreement”) is made and entered into this 17<sup>th</sup> day of February, 2017 by and in between the North Coast Regional District (the “Local Government”) and the Haida Gwaii Recreation Instructors Group (the “Service Provider”).

The Service Provider agrees to provide the following services for or on behalf of the Local Government:

Recreational services on Haida Gwaii which include, but are not limited to:

- Martial arts; fitness training; dance; arts and leisure activities; cooking; children sporting programs; drop in sporting programs; archery; volleyball; basketball, soccer; running; cycling; pickleball; floor hockey; and swimming.

☐ The term of the Agreement is from the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ and the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

X The term of the Agreement is perpetual commencing the 17<sup>th</sup> day of February 17, 2017.

While providing the agreed service, the Service Provider agrees to comply with: all applicable laws, rules and regulations; the practices, procedures and policies of the Local Government; and any special instructions given to the Service Provider by representative(s) of the Local Government.

The Local Government agrees to obtain commercial general liability insurance coverage from the Municipal Insurance Association of British Columbia (MIABC) naming the Service Provider as an Additional Named Insured entitled to full coverage in the amount of \$5,000,000 with respect to third party liability claims arising from the provision of the agreed service. The Service Provider agrees to carry its own statutory worker’s compensation insurance and automobile liability insurance, if appropriate.

The Service Provider agrees to indemnify, defend and hold harmless the Local Government, its agents, servants, employees, trustees, officers and representatives from any liability, loss or damage which the Local Government may suffer as a result of any claims, demands, costs, actions, causes of actions, or judgments, including legal fees, asserted against or incurred by the Local Government arising out of, during, or as a result of the provision of services outlined in the Agreement except such liability, loss, or damage which is the result of, or arising out of, the sole negligence of the Local Government or that is covered by the MIABC liability insurance policy.

X The Local Government agrees to be responsible for any and all deductible amounts including any claim expenses incurred and policy premium payments.

X The Service Provider agrees to be responsible for any and all deductible amounts including any claim expenses incurred and policy premium payments.

The Local Government reserves the right to terminate this Agreement and the associated commercial general liability insurance coverage provided to the Service Provider by the MIABC at any time upon written notification to the Service Provider of the termination.

**ON BEHALF OF <LOCAL GOVERNMENT>**

Name:

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Title:

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Signature:

---

Date:

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**ON BEHALF OF <SERVICE PROVIDER>**

Name:

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Title:

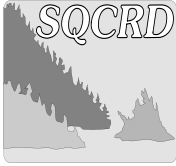
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Signature:

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Date:

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## STAFF REPORT

**DATE:** 17 February 2017  
**TO:** Doug Chapman, Chief Administrative Officer  
**FROM:** Morganne Williams, Consultant  
**SUBJECT:** Aurora LNG Working Group Comments

### Recommendation:

**THAT the NCRD Board authorize staff to submit comments on the proposed Aurora LNG project as described in this report.**

### Purpose

The NCRD Board has an opportunity to provide comment on the application made to the BC Environmental Assessment Office (BC EAO) regarding the Aurora LNG project on Digby Island. The deadline to comment has been extended to February 21, 2017.

Staff have proposed several comments for submission to the BC EAO on behalf of the NCRD. Comments are described below. In addition to the comments, at the Special Meeting held on 10 February 2017, the Board resolved to:

- Submit a letter to the BC EAO supporting Dodge Cove and neighboring communities' request for further work to be conducted on the visual impact study; and
- Request involvement in subgroups to review matters relating to solid waste, emergency response, and social management practices.

### Comments

#### General Comments:

1. In the current application, mitigation strategies for potential impacts include requirements that are set out in legislation and regulation, thus legally required. Staff believe that the proponent should separate legal requirements from mitigation measures specific to this project. This will assist the NCRD and other stakeholders in seeing what the proponent is willing to do above and beyond to reduce the level of impact in the area.
2. Wording on the application needs to be strengthened. For example, the use of 'timely manner' is subjective. Recommended timelines and strict language should be used where possible to reduce the ambiguity of the application and mitigation measures. The proponent must be bound by what they are offering with no 'loop holes'.

#### Part B 6.3 Infrastructure and Services

1. Mitigation Strategy 6.3.4: A Community Engagement Plan will be developed and implemented with ongoing and meaningful community engagement, including monitoring, recording, and addressing community complaints and concerns. Staff recommend that the NCRD and a representative of Dodge Cove are able to review and comment on the Plan prior to it being finalized. This will allow for greater collaboration between the proponent and NCRD as well as allow for a better end product.

2. Mitigation Strategy 6.3.7: The proponent will provide local and regional governments with information on anticipated changes in resident populations due to the Project's workforce and their families to facilitate their planning for municipal expenditures related to community infrastructure and services. It is recommended that the NCRD require regular meetings and discussions regarding the impact that operations are having. A 'review panel' would assist governments and the proponent in finding meaningful solutions to concerns. This panel should be broadened to beyond 'infrastructure and services'.
3. Mitigation Strategy 6.3.8: The development of an Emergency Response Plan. The NCRD is a facilitator for regional emergency management and must be included in the development of this Plan. It is also recommended that the BC EAO also add a date at which this plan must be developed by.
4. Mitigation Strategy 6.3.16: A heliport for medivac transfers will be constructed. In the event of injury requiring evacuation of workers via air ambulance, Aurora LNG will coordinate with local and provincial health providers for evacuation to appropriate medical facilities.

There is concern that the use of the regional medivac system will have impacts on the existing service to residents in the region. A review of alternatives, such as a contracted medivac, be further explored to mitigate potential impacts to the access of health services in the region.

#### Part B 6.6 Community Health

1. Mitigation Strategy 4.4.1: High-level noise activities will take place only between 7:00am and 10:00pm. Based on the communities' concerns regarding helicopter activity during the investigative phase, it is recommended that the NCRD request for shortened hours of disturbance and indicate days when high-noise activities are not permitted (e.g., holidays). It is also recommended that the proponent provide residents a minimum of two weeks' notice prior to the commencement of high-noise activities. The high-noise activities will impact the quality of life and mental health of the residents. It is recommended that the Noise Management Plan also address the concerns of residents regarding increased aircraft traffic, which also causes a disturbance to the residents.
2. Mitigation Strategy 4.4.9: Nearby residents (i.e. within 1 km of activities) will be notified in advance of planned high disturbance noise-causing activities at the LNG facility. It is recommended that: (1) all on-island residents must be notified and any other residents within 1km; (2) a threshold be put on 'high disturbance noise'; and (3) a notification period in advance of such activities must be establish (e.g., 1 week notice).
3. Mitigation Strategy 4.4.10: A process will be implemented to investigate all noise complaints in a timely manner. The process for handling such complaints should be vetted through the NCRD and other stakeholders. It is recommended that this process of handling complaints have an associated timeline that must be followed and that this process must be established before any activities are to occur on-site.
4. Mitigation Strategy 4.7.3: Decommissioning and Abandonment Plans will be developed and implemented prior to the end of operations and will include measures for wildlife habitat recovery and revegetation. It is recommended that the NCRD be consulted during these plans, in a collaborative process, not merely informing staff of its occurrence.



5. Mitigation Strategy 6.4.6: Inform local communities with the LAA and identified stakeholders of the location and timing of Project activities, and other Project-related information. It is recommended that a clause be included that residents must be served a minimum notice prior to project activities occurring. The NCRD also should be included in this notification process.
6. Mitigation Strategy 6.4.7: Aurora LNG will work with community organizations to identify the appropriate enhancement and development of recreational areas on Digby Island, such as trails and picnic areas, to address removal and/or degradation of recreational areas caused by the Project. The NCRD and residents of Dodge Cove should be consulted in a collaborative manner to identify appropriate recreation offsets. Maintenance of anything such as, picnic areas, are to be negotiated and any amenities provided must align with the community's vision.
7. Mitigation Strategy 6.4.8: Aurora LNG will develop and implement a community grievance process for addressing issues related to the Project. It is recommended that the process be created in collaboration with the NCRD to ensure it meets the needs of the residents. A timeline for the grievance procedure must be included to ensure that each complaint is handled accordingly.

#### Part B 8 Assessment of Risks to Human Health

1. "Surface water collected from the small reservoir near Dodge Cove has been under a boil-water advisory since 1988 due to the potential for microbiological parameters (e.g., *Escherichia coli*) to cause illness (Northern Health 2016). In 2011, Dodge Cove residents voted against the proposed installation of a water treatment plant that would remove harmful microbes, due to unaffordable user fees. Therefore, the surface water from this small reservoir in Dodge Cove is expected to be under a boil-water advisory indefinitely. As a result, some Dodge Cove residents may apply a point-of-use personal water filtration system for local surface water." Page 8 -21

When describing Dodge Cove drinking water, clarification is needed regarding the boil water advisory for the community. It is utilized as a preventative measure and many residents drink the water un-boiled. This should be reflected in the application. This project would create a higher risk for a community who has never required a point-of-use personal water filtration system.

Proposed Mitigation for drinking water: The proponent is responsible for ensuring residents have access to clean drinking water. The cost and maintenance of any water filtration systems is not to be transferred to the community because of the project's pollution.

2. Table 8.3.1 deems that there will be no significant impacts to human health. This seems contradictory to that fact that two drinking water sources will be polluted. The summary of significance should be separated from LAA and RAA and have supporting facts. Greater emphasis needs to be placed on the two drinking water sources rendered unstable.

#### Miscellaneous

1. Flaring – residents should be notified of routine and maintenance flaring to ensure they are aware of its occurrence and do not mistake it for an emergency.

## **Summary of Recommendations**

Below is a high-level summary of the recommendations in the previous section. It does not include all details requested for submission.

1. Separation of mitigation strategies and legally required works;
2. Strict wording to eliminate ambiguity;
3. Inclusion of deadlines for specific plans and proposed measures;
4. Involvement in the development of the:
  - a. Community Engagement Plan,
  - b. Emergency Response Plan,
  - c. Noise Management Plan (investigation of noise complaints in a 'timely manner'),
  - d. Decommissioning and Abandonment Plan,
  - e. Recreation enhancements and offsets, and
  - f. Community grievance process;
5. Regular meetings between NCRD and proponent to discuss impacts;
6. Review request to use regional medivac;
7. Reduced hours for high disturbance noise work;
8. Notification systems be in place for:
  - a. Project activities and updates,
  - b. Community grievance process, and
  - c. Flaring;
9. Clarification on drinking water source and mitigative measures requires to ensure communities have access to clean drinking water; and
10. Separate human health impacts by RAA and LAA (all currently deemed not significant).

## **Alternatives**

1. The NCRD Board may amend the recommendations expressed in this report; or
2. The NCRD Board may choose not to submit comments to the BC EAO during the public comment period intake.

## **Conclusion**

A review of sections from the Aurora LNG application has been conducted and recommendations for comments to submit on behalf of the NCRD Board have been identified. Comments must be finalized and submitted by 21 February 2017 in order to be considered by the BC EAO.

**NORTH COAST REGIONAL DISTRICT****BYLAW NO. 608, 2017****BEING A BYLAW TO ADOPT A LAND USE PLAN FOR ELECTORAL AREAS A AND C OF THE  
NORTH COAST REGIONAL DISTRICT**

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

**1. TITLE**

This bylaw may be cited as the “North Coast Official Community Plan Bylaw No. 608, 2017”.

**2. ATTACHMENTS**

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

**3. SEVERABILITY**

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

**4. REPEAL**

For certainty, the following bylaws are repealed:

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

READ A FIRST TIME this

20<sup>th</sup> day of January, 2017.

BOARD CONSIDERATION OF SECTION  
477 OF THE *LOCAL GOVERNMENT ACT* this

20<sup>th</sup> day of January, 2017.

PUBLIC HEARING HELD this

\_\_\_\_ day of \_\_\_\_\_, 2017.

READ A SECOND TIME this

\_\_\_\_ day of \_\_\_\_\_, 2017.

READ A THIRD TIME this

\_\_\_\_ day of \_\_\_\_\_, 2017.

ADOPTED this

\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Corporate Officer



# North Coast Official Community Plan Electoral Areas A & C

North Coast Regional District







**September 2016**

*Prepared for*

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## APPENDICES

APPENDIX A: DODGE COVE LOCAL AREA PLAN

APPENDIX B: OONA RIVER LOCAL AREA PLAN

## SCHEDULES

SCHEDULE 1.1: ELECTORAL AREA A LAND USE

SCHEDULE 1.2: GREATER PRINCE RUPERT LAND USE

SCHEDULE 1.3: ELECTORAL AREA C LAND USE

SCHEDULE 1.4: PORCHER ISLAND LAND USE





## 1.0 INTRODUCTION

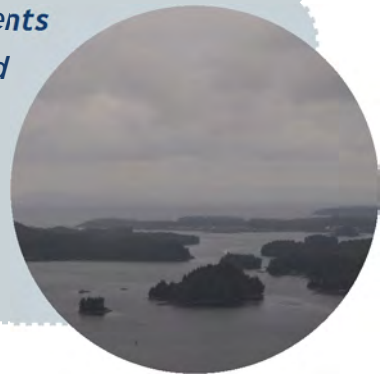
The North Coast region of British Columbia is both beautiful and intriguing; it arouses curiosity; its elusive and remote wild islands pique the imagination; and through its constantly evolving character and environment it escapes becoming commonplace. The way forward is not always clear, but the people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

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

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

## 1.1 REGIONAL VISION

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



## 1.2 PLANNING PRINCIPLES

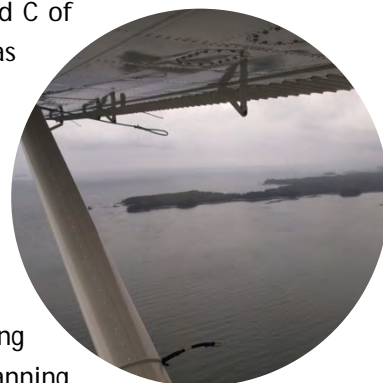
Seven general planning principles were developed for the rural areas of Electoral Areas A and C, henceforth referred to as the North Coast, based on existing planning for the region, staff expertise, and community input. These planning principles have been developed to guide decision making in rural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

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

## 1.3 PURPOSE OF THE OFFICIAL COMMUNITY PLAN

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

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



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

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

The OCP provides a basis for the following actions:

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

## 1.4 INTERPRETATION

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

## 1.5 ADMINISTRATION

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

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

## 1.6 THE STRUCTURE OF THIS PLAN

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

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

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

## 1.7 AUTHORITY

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

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

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

- Special use permits - new applications (not including forestry and other resource extraction activities)
- Power projects
- Land sales (future owner will be subject to local bylaws)
- Quarries (extraction is not subject to local regulation, but processing may be)
- Transportation (some facilities/structures are subject to zoning)
- Communication site (some structures may be subject to local regulations)
- Industrial activities
- Commercial/recreation tenures
- Aquaculture / mariculture
- General commercial
- Agriculture
- Community / institutional uses
- Film production







## 2.0 BACKGROUND AND PLANNING CONTEXT

### 2.1 LOCATION AND PLANNING AREA

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

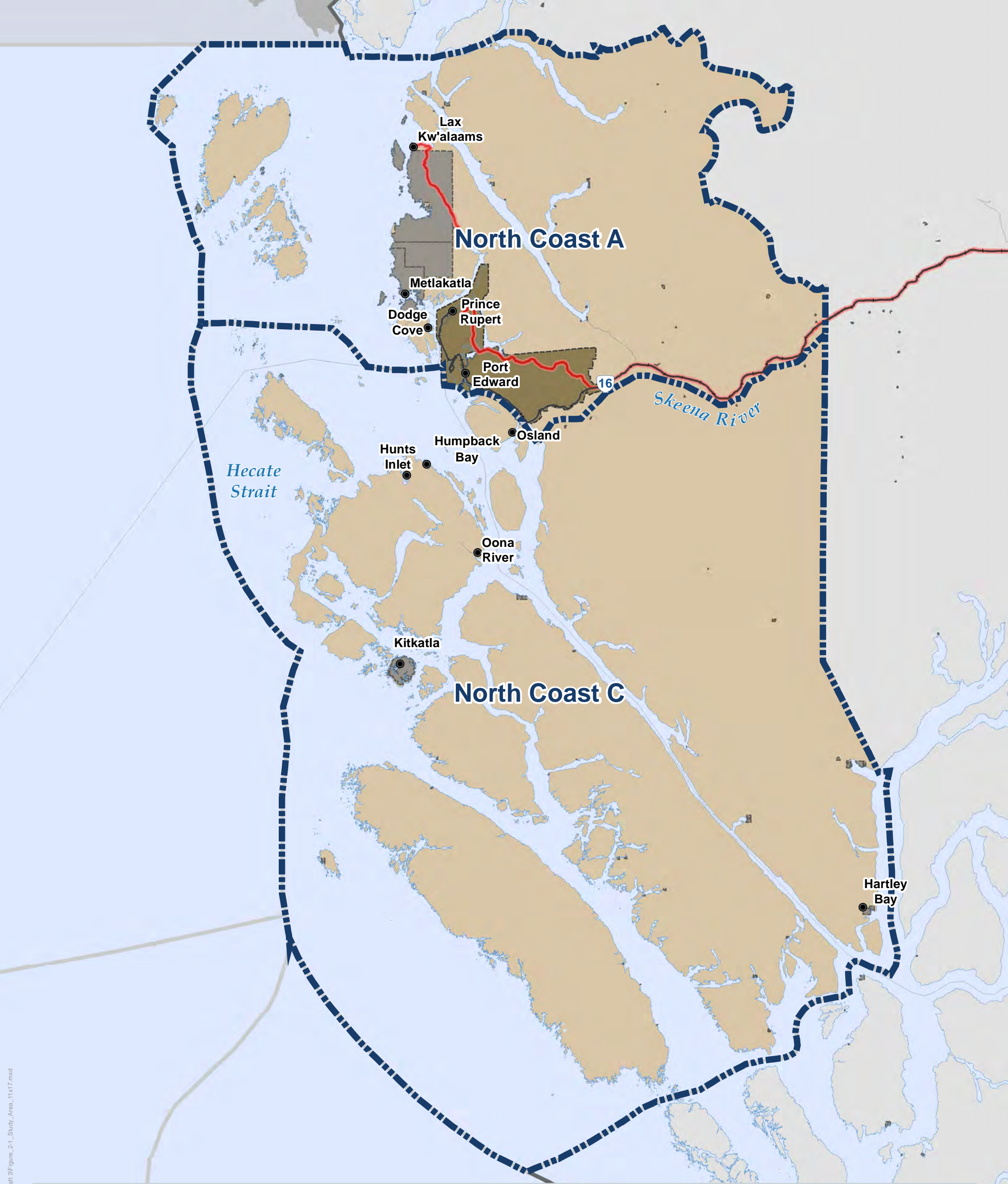
The area encompasses several First Nations Communities, including Metlakatla, Lax Kw'alaams (Port Simpson), Gitxaala (Kitkatla), and Gitga'at/Kulkayu (Hartley Bay). In addition the Kitselas and Kitsumkalum First Nations have reserve lands in the planning area. The municipalities of Prince Rupert and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

#### WATERWAYS

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



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





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

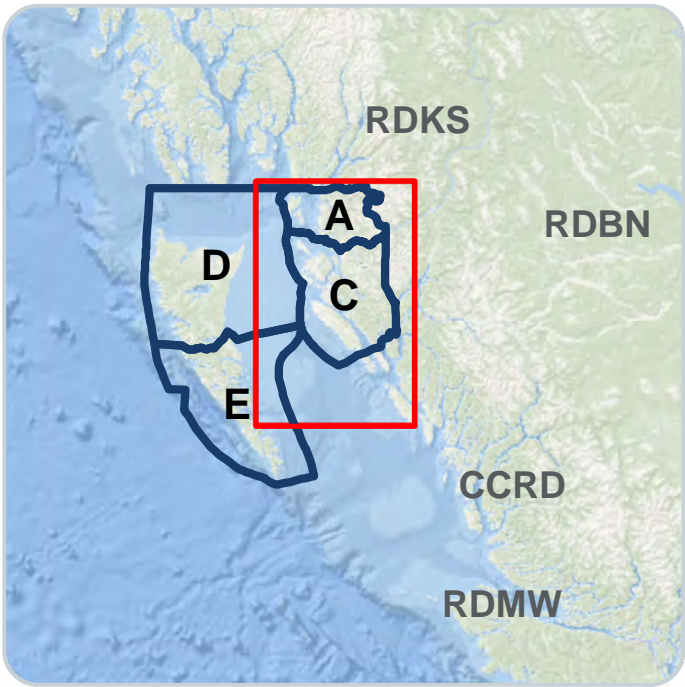
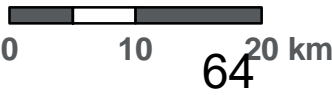
**FIGURE 2.1 - Study Area**

-  Incorporated Areas
-  First Nation Reserves

**~DRAFT~**

OCP Bylaw  
No. 608 - 2017

Updated:  
January 16, 2017





## 2.2 ENVIRONMENT AND GEOGRAPHY

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

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

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

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

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



## 2.3 HISTORY AND HERITAGE

The North Coast has been inhabited by First Nations people for thousands of years. Prior to European exploration of the North Coast, thousands of people lived in the area at an untold number of village sites. When Europeans arrived in the area, they brought smallpox and other diseases, which devastated many of the local communities causing substantial population decline. Many old village sites can be seen in the landscape scattered around the region.



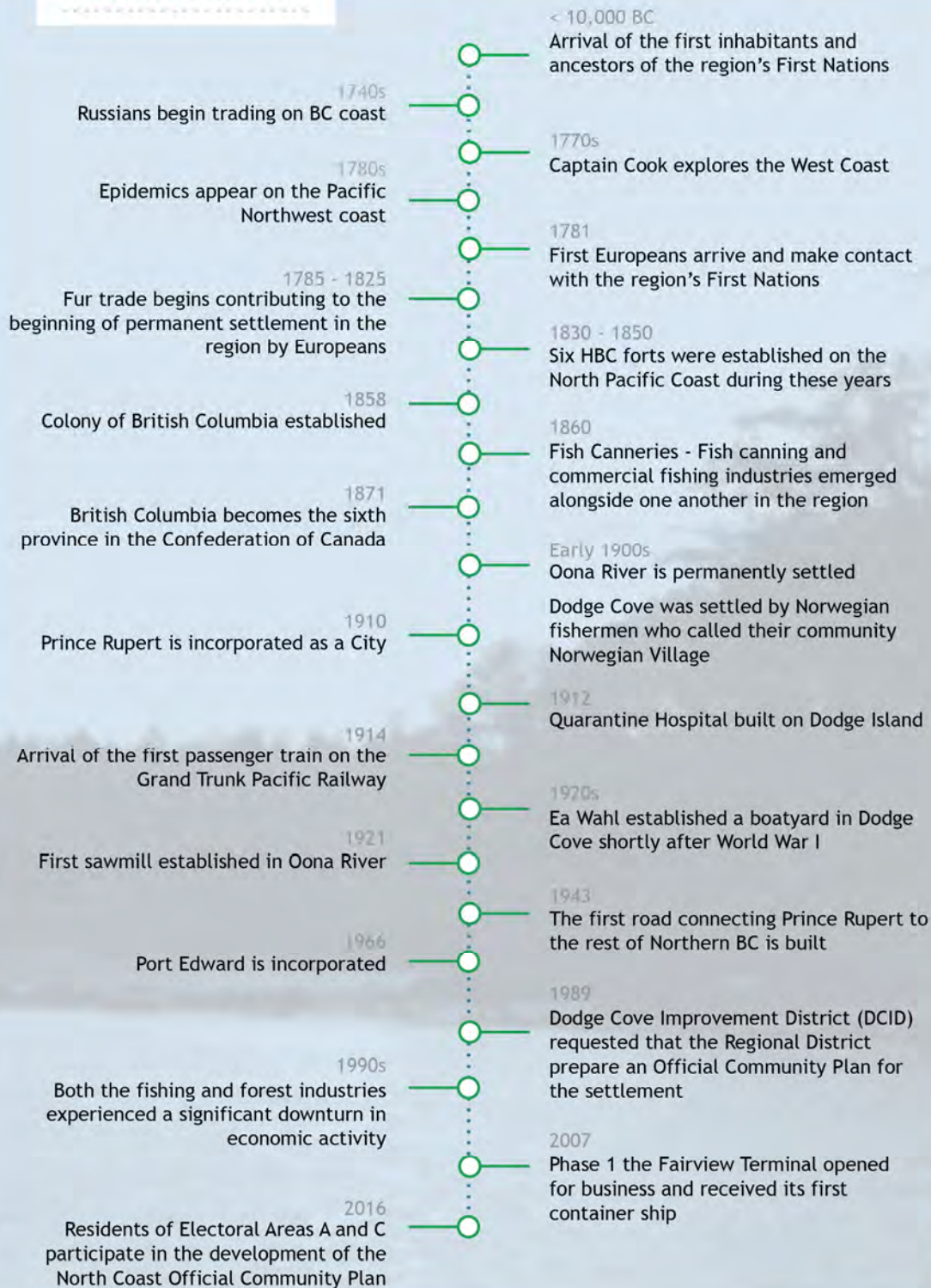
The history of European settlement is much more recent and many of its impacts can still be seen in the landscape today. The region has been heavily influenced by fishing, logging and shipping industries. In the late 1800s and early 1900s, dozens of salmon canneries operated up and down the coast. Many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

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

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

The following page contains a historic timeline of the North Coast Region.

## HISTORIC TIMELINE:





## 2.4 REGIONAL DEMOGRAPHICS

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

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

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

## 2.5 EXISTING RURAL SETTLEMENT AREAS

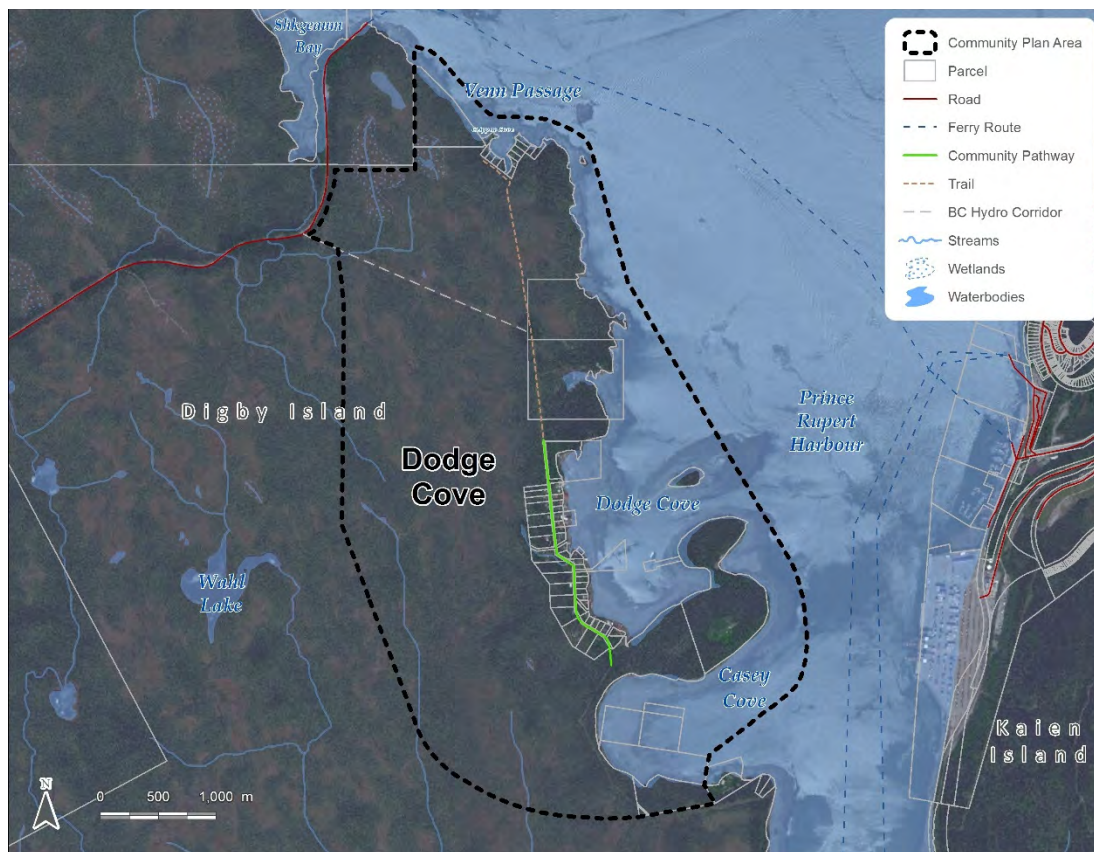
There are some private land holdings that lie scattered across the North Coast region that consist of collections of a few seasonal and weekend residences. Established communities in the planning area include Dodge Cove, Crippen Cove, Hunts Inlet, Osland, Humpback Bay and Oona River, which are occupied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

## 2.5.1 Dodge Cove

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



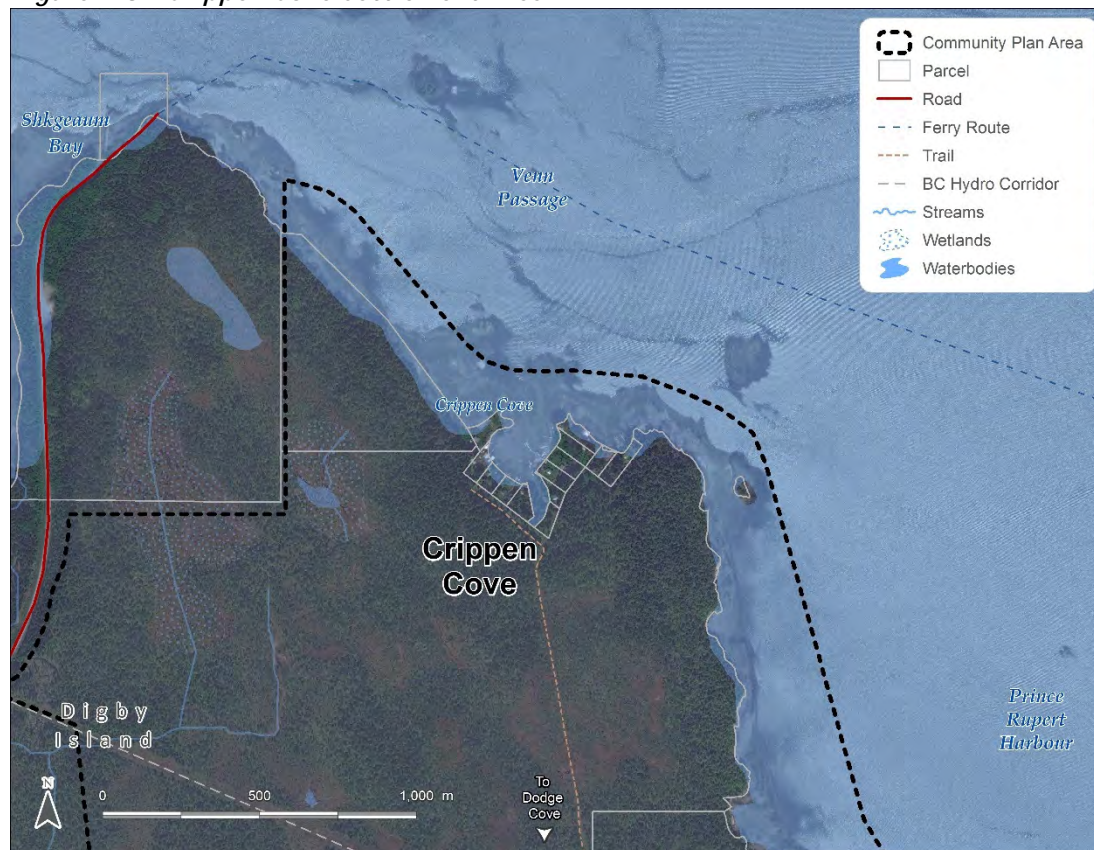
*Figure 2.2 - Dodge Cove Settlement Area*



## 2.5.2 Crippen Cove

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

*Figure 2.3 - Crippen Cove Settlement Area*



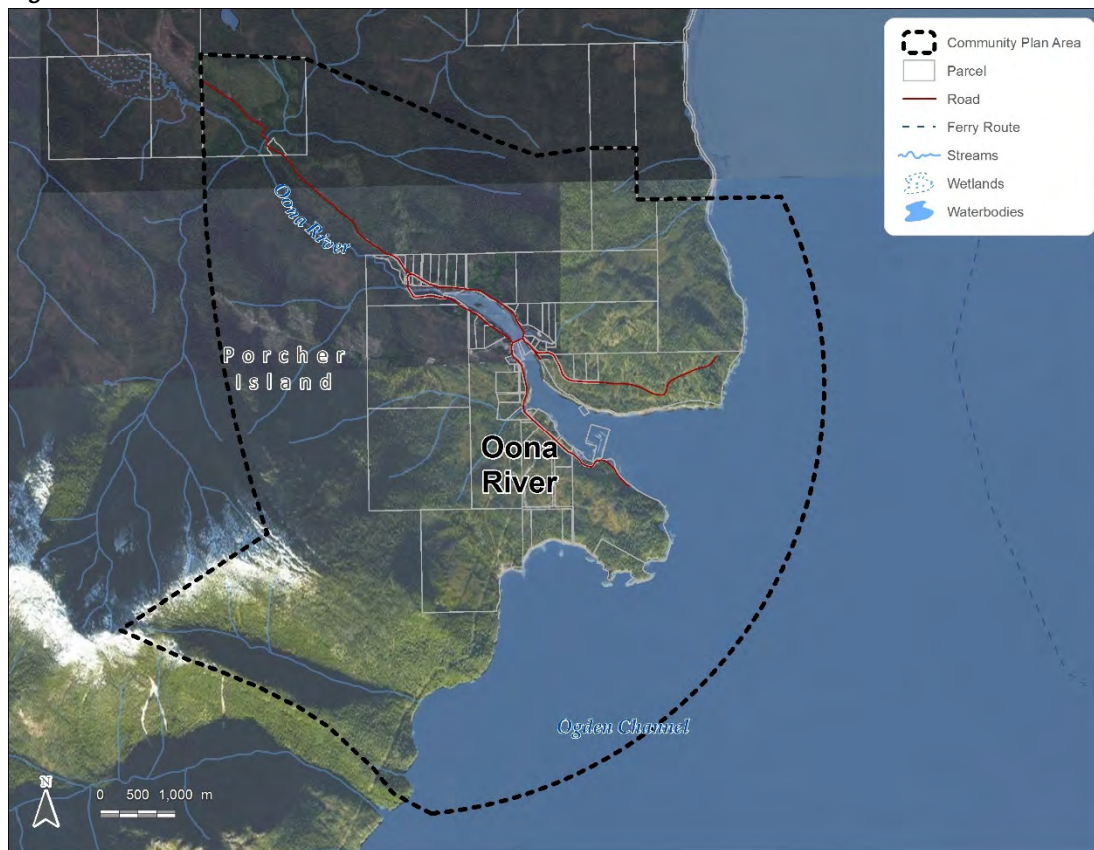


### 2.5.3 Oona River

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



*Figure 2.4 - Oona River Settlement Area*



## 2.5.4 Hunts Inlet

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

*Figure 2.5 - Hunts Inlet Settlement Area*

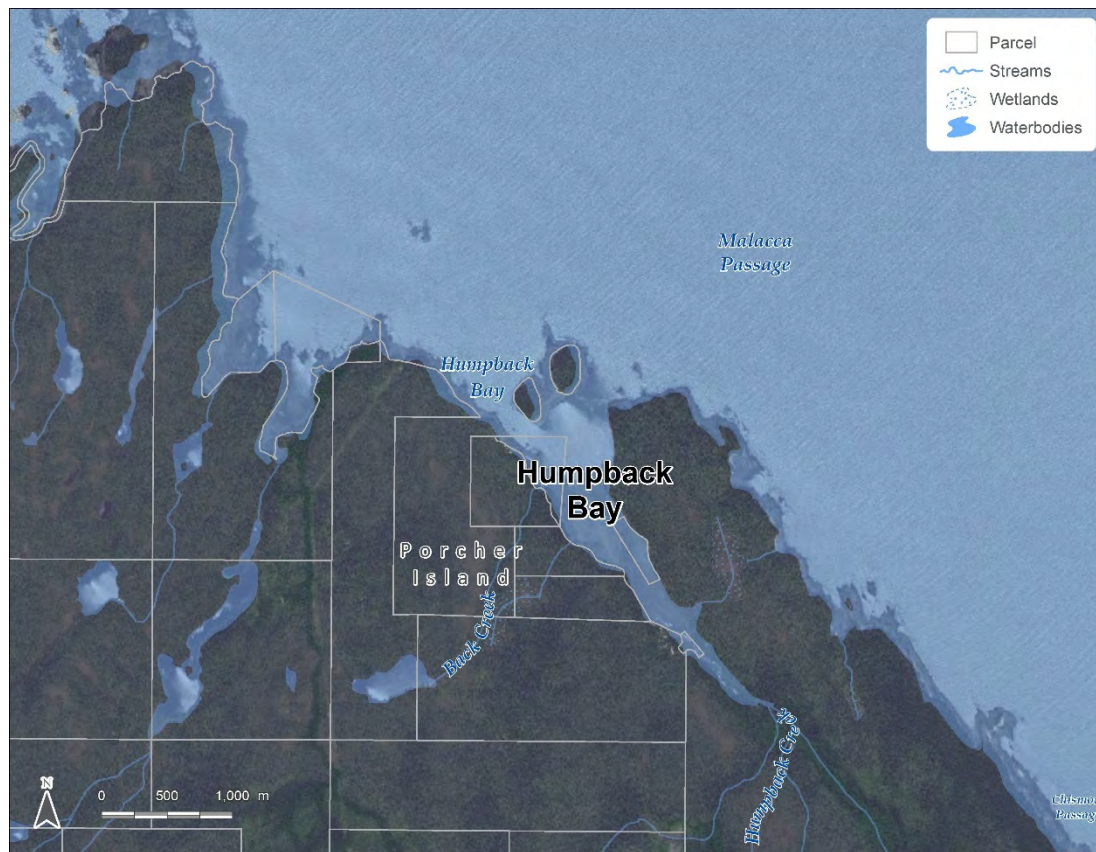




### 2.5.5 Humpback Bay

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

*Figure 2.6 - Humpback Bay Settlement Area*



## 2.5.6 Osland

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

*Figure 2.7 - Osland Settlement Area*



## 2.6 NEIGHBOURING COMMUNITIES

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

### 2.6.1 First Nations on the North Coast

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

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

Six Tsimshian communities reside within Electoral Areas A and C. There are four main clans in Tsimshian culture, these clans represent social organisation based on matrilineal houses. The main crests (clans) of the Tsimshian people are the Blackfish (killer whale), Wolf, Eagle, and Raven.

Tsimshian peoples made first contact with Europeans in 1787 when a fur trading expedition visited what was probably the village of Kitkatla. The European and Tsimshian peoples traded



goods periodically and more western settlers came to the area over time. The Hudson's Bay Company (HBC) set up a trading post at Fort Simpson in 1831 that served as an anchor for colonisation. It was around this time that the Tsimshian people began to feel the effects of colonisation. Smallpox and other diseases ravaged the Tsimshian communities; Christianity started to spread and replace long held belief and cultural systems, and residential schools became prevalent and began to indoctrinate young people with western customs. These events and more contributed to a decline of First Nations culture in the north-west and across the country, which has only recently begun to recover.

First Nations peoples are only now beginning to regain ground after years of hurt and suffering. Many Tsimshian communities are asserting themselves in local business. Several active treaty negotiations are also taking place between different nations and the Province of British Columbia and Government of Canada.

#### FIRST NATIONS CONSULTATION

As the first inhabitants of Canada First Nations people have a deep knowledge and understanding of the landscape, as well as a long history of continued use. Since European colonization began a couple hundred of years ago, First Nations peoples have sadly been marginalized and abused. In the present day, slow steps are being taken rebuild and restore power to First Nations communities. Landmark legal cases in British Columbia have granted title and autonomy to the Tsilhqot'in and Nisga'a Nations respectively. Many more nations all over BC are engaged in treaty talks with the Provincial government.










In 2004 the Supreme Court of Canada ruled that the Ministry of Forests had failed in its Duty to Consult the Haida Nation on Haida Gwaii on the sale of timber licenses. This precedent paved the way to more complete consultations with First Nations peoples across Canada. All project proponents now have a mandated Duty to Consult with any and all First Nations peoples whom their projects may affect. Complete and good faith consultations are essential for communicating respect to the First Nations peoples as well as their lands.





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

## FIGURE 2.8 - Electoral Area A Neighbouring Jurisdictions

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

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North Coast A

Lax  
Kw'alaams

Metlakatla

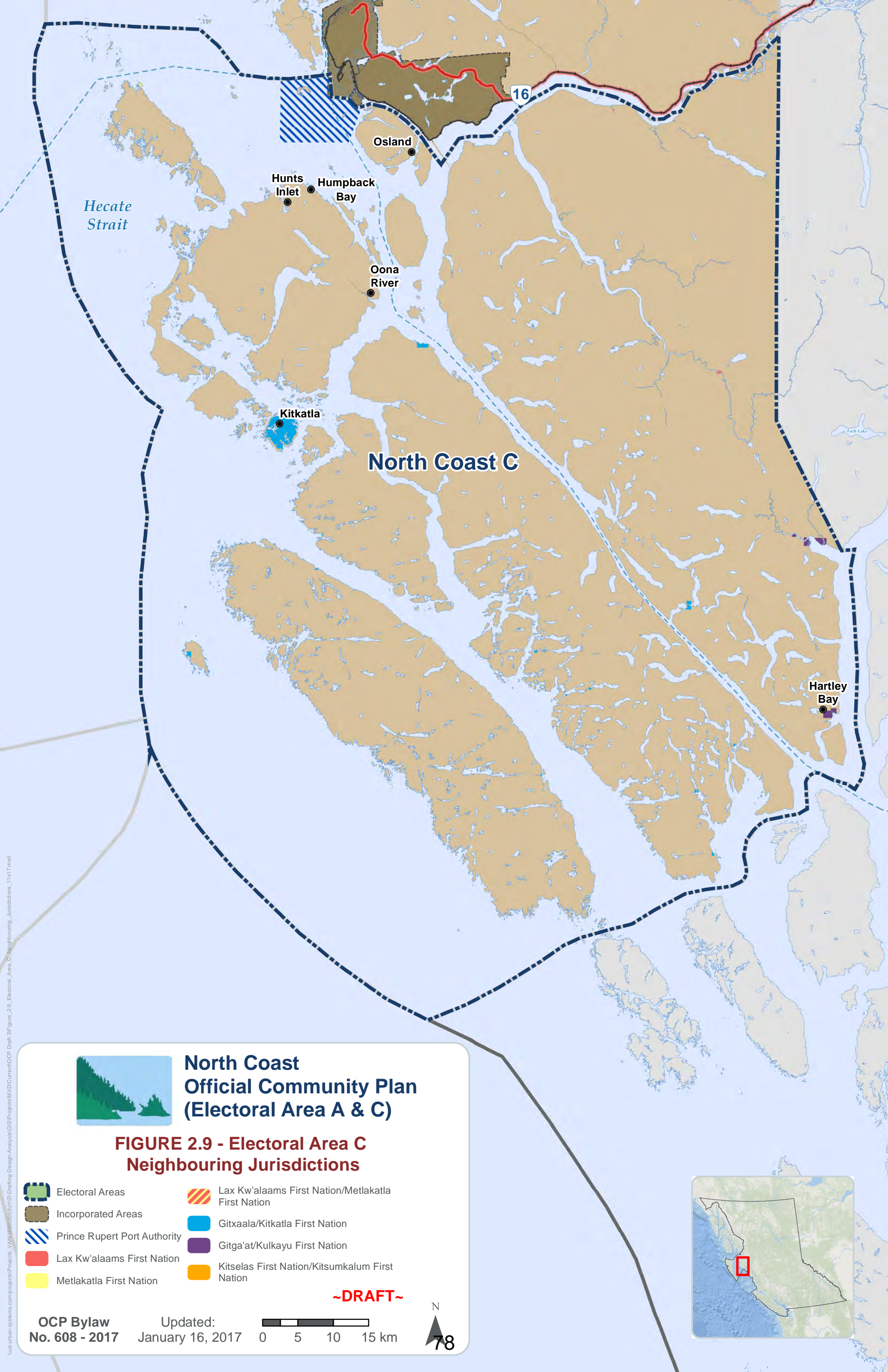
Dodge  
Cove

Prince  
Rupert

Port  
Edward







Skeena River





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

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

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

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## 2.6.2 Current First Nations Communities

There are six first Nation communities that currently have land holdings and communities within Electoral Areas A and C. These nations include Metlakatla, Gitxaala (Kitkatla), Gitga'at/Kulkayu (Hartley Bay), Lax Kw'alaams (Port Simpson), Kitselas, and Kitsumkalum. Kitselas and Kitsumkalum are communities that are based in the Terrace region, however, they do have one jointly held small uninhabited land holding in Electoral Area C. In total there are approximately 1,200 First Nations people living in reserve communities and 200 living in non-reserve communities.

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

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

### Lax Kw'alaams (Port Simpson)

Lax Kw'alaams is the largest Tsimshian community on the North Coast. It lies on the northern end of the Tsimshian Peninsula, approximately 27 kilometres north of Prince Rupert. The community is accessed by air, boat or ferry. The ferry runs seven days per week from Prince Rupert to Tuck Inlet. Once at Tuck Inlet the community is a 20 kilometres drive north. Lax Kw'alaams (Port Simpson) has approximately 700 residents and boasts excellent community infrastructure that includes administration buildings, newly paved roads and a swimming pool.

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

### Metlakatla

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

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

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

### Gitxaala (Kitkatla)

The Gitxaala Nation is based on Dolphin Island 45 km south of Prince Rupert. The main village is home to about 400 people. In the community of Kitkatla, there are community services that include a marina, community centre and a church. The community is also served by a passenger ferry that runs three times per week. The community also gets full power from the mainland and has access to Telus internet. The Gitxaala Nation has 21 reserve land holdings in the area, but claims a territory that includes cultural and traditional use areas, which reach beyond those boundaries and includes Porcher Island.

### Gitga'at/Kulkayu (Hartley Bay)

The village of Hartley Bay is home to approximately 200 people. The village has a unique layout with many buildings being connected by an elevated boardwalk. Hartley Bay's economy is supported by forestry, tourism and fishing. Travel to and from the community is a challenge and residents rely mainly on personal craft. However, there is a ferry service that runs about twice per week between the community and Prince Rupert, and seaplane service is also available. Gitga'at has six reserve land holdings within the study area.



### Kitselas and Kitsumkalum

Kitselas and Kitsumkalum are tribes of the Tsimshian First Nation and are based out of Terrace, B.C. They jointly hold one reserve at the confluence of the Skeena and Ecstall Rivers in Electoral Area C.

## 2.6.3 Municipalities

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



### *Prince Rupert*

Prince Rupert is the largest settlement in Electoral Area A and has a population of approximately 12,500. The City was founded in 1910 as the terminus of the Grand Pacific Railway. The town is the first planned city in British Columbia. The street layout of the City has deviated very little from the original 1910 plan, and it maintains a compact, walkable feel.

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

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

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

### *Port Edward*

The District of Port Edward is located 15 km south of Prince Rupert on Highway 16. Although the district encompasses a large area (183 km<sup>2</sup>), the town site is relatively small and houses a population of 550. The town has been supported by numerous industries including fishing, canning and pulp and paper. The town was incorporated in 1966, but it has an industrial history that stretches back more than 100 years. For instance, the town is famous as the location of the North Pacific Cannery National Historic site, which draws in tourists from Prince Rupert and beyond.

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

## 2.6.4 Other Jurisdictions

### *Prince Rupert Port Authority*

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

### *Prince Rupert Airport Authority*

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

## 2.6.5 Private Lands

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





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

**FIGURE 2.10 - Electoral Area A  
Private Lands**

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

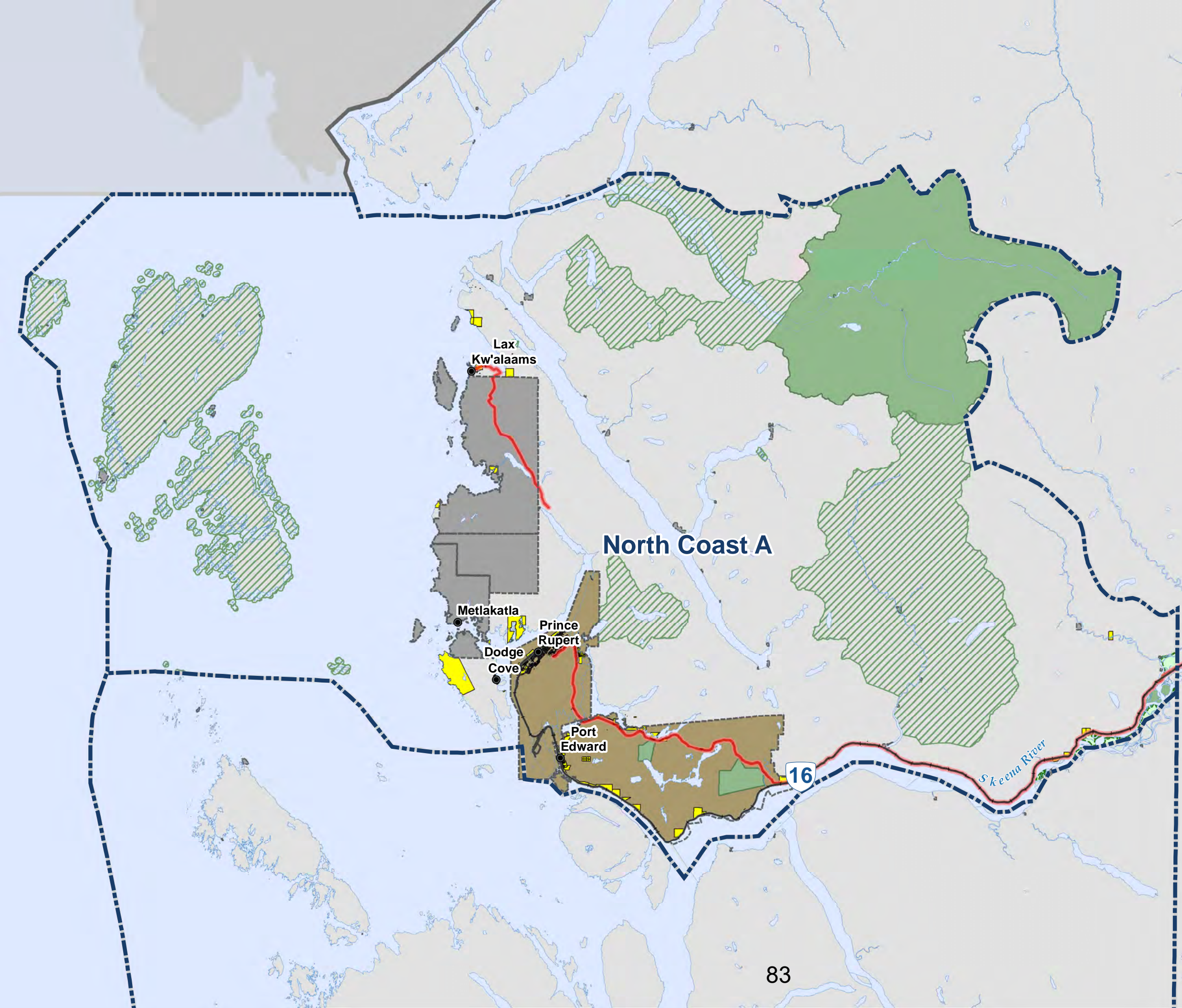
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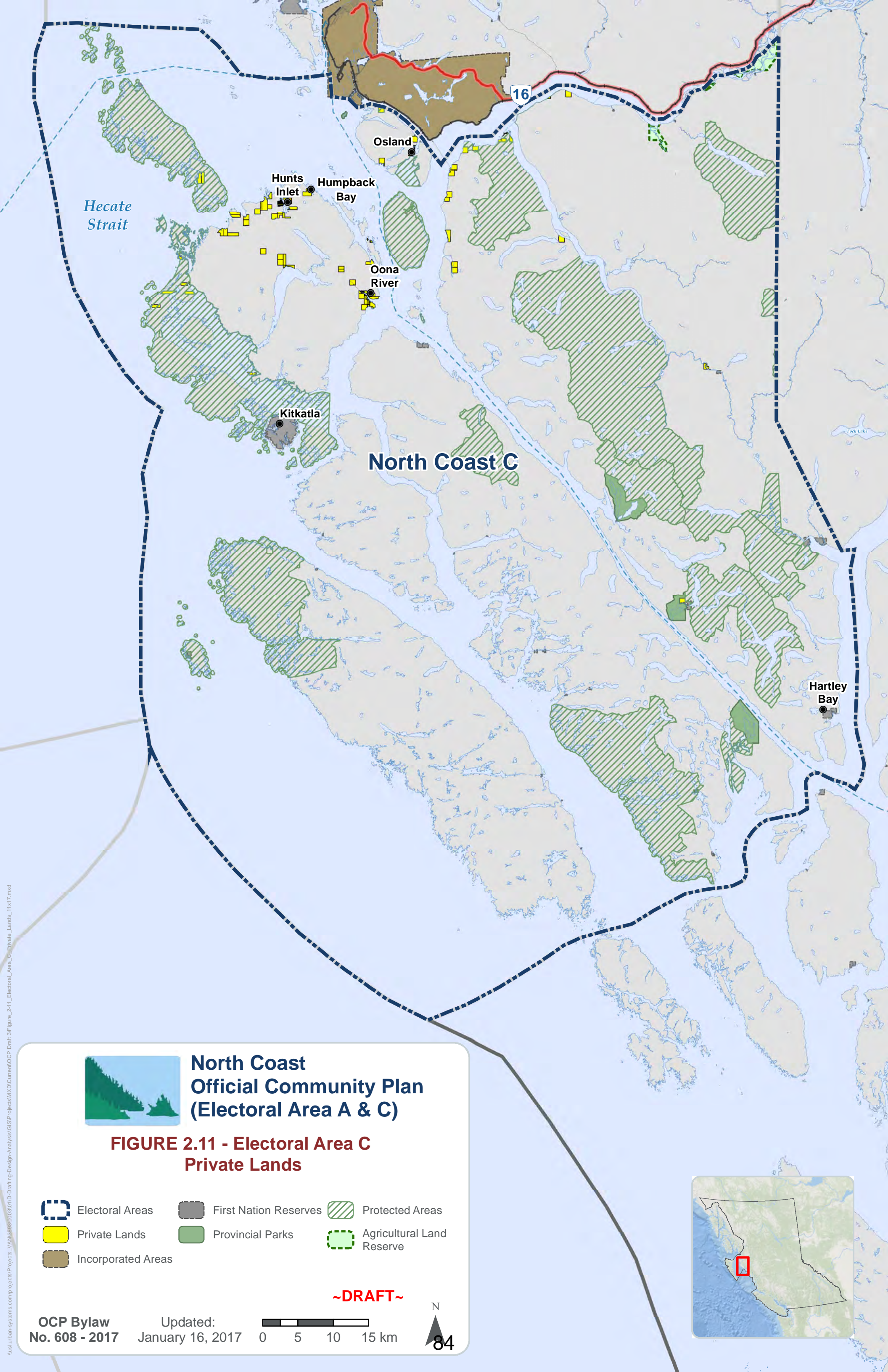


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**North Coast  
Official Community Plan  
(Electoral Area A & C)**

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

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

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## 2.7 Relationship with Other Plans

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

Municipalities and First Nation communities in the region have also undertaken a wide range of localised planning in their communities. These plans are recognised but do not necessarily have a significant impact on how land use decisions will be made in the unincorporated areas of the NCRD.

### 2.7.1 Provincial Plans

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

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

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

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

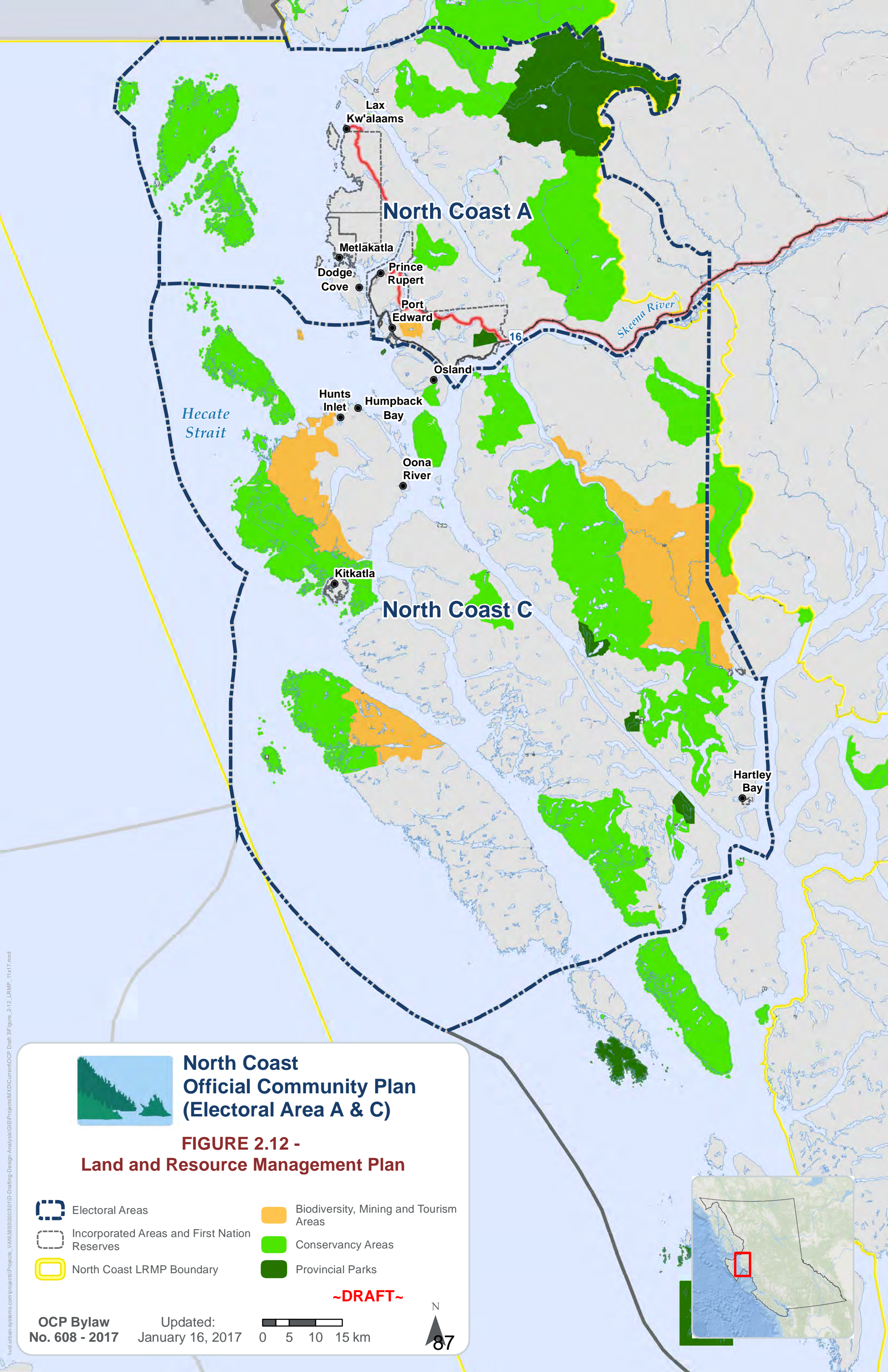
The North Coast LRMP covers the North Coast of British Columbia from the Alaska border in Alaska to Aristazabal Island. The Plan covers terrestrial land use and limited foreshore use, and integrates First Nations interests. The planning process took place between 2002 and 2005, and is currently the only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

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

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













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

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

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

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### Marine Plan Partnership (MaPP - 2015)

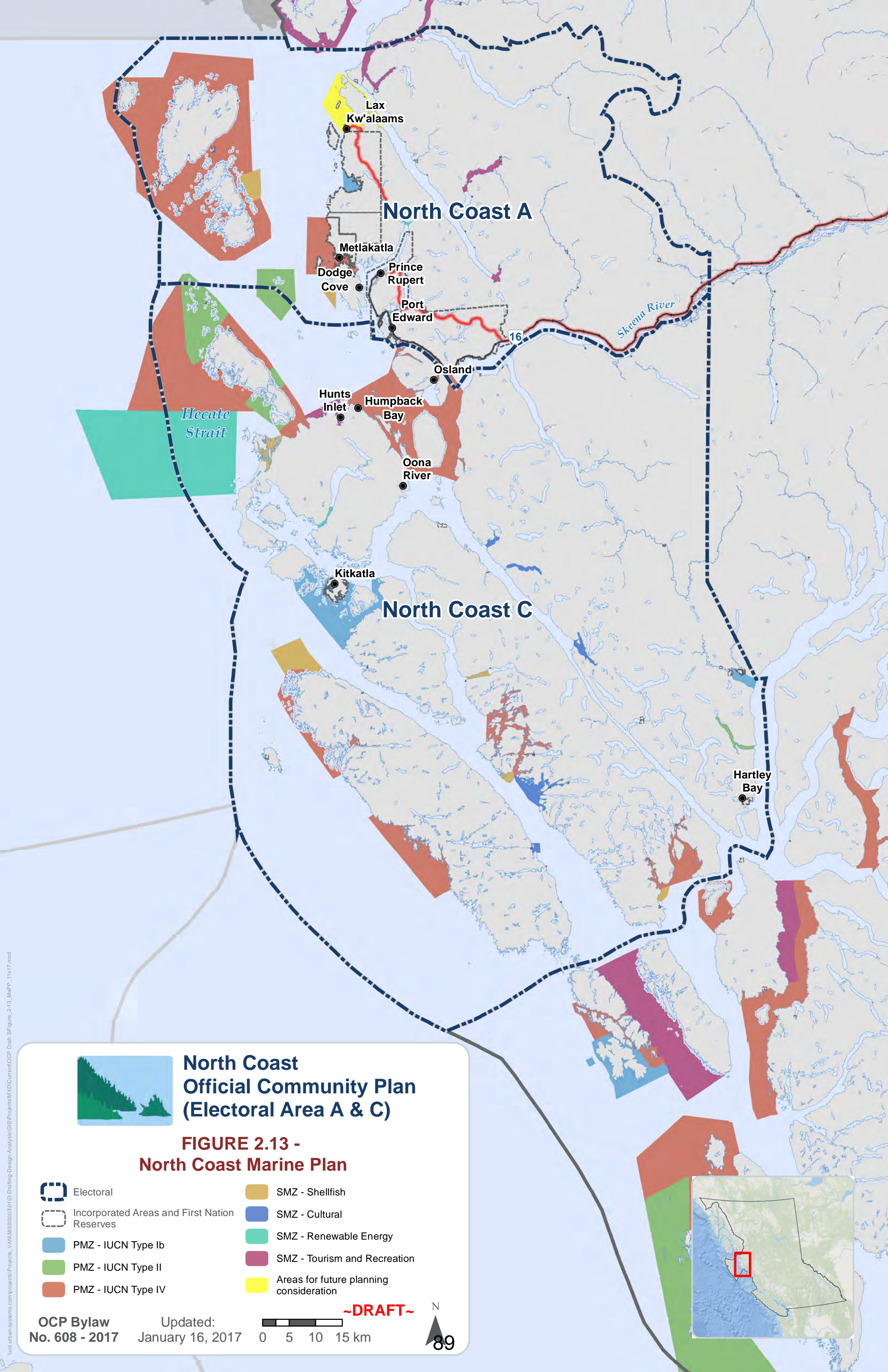
<http://mappocean.org/north-coast/>

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



It is informed by local, traditional and scientific knowledge gathered from First Nations and other community members, scientists, and other stakeholders. The purpose of the Plan is to provide a framework for collaboration on marine use decision making related to cultural, tourism, ecosystem and other marine uses. The MaPP Plan focuses on near shore, and foreshore uses at a local scale. A detailed map highlighting key directions in the MaPP is shown in Figure 2.13.





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

**FIGURE 2.13 -  
North Coast Marine Plan**

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

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### Pacific North Coast Integrated Management Area (PNCIMA - 2013)

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

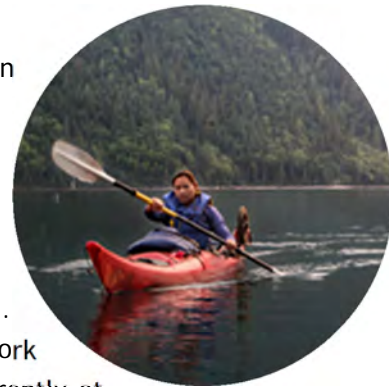
The Pacific Northwest Coast Integrated Management Initiative is a Plan that aims to foster collaborative marine use that promotes sustainable local economies and communities while preserving healthy and resilient ecosystems. The PNCIMA plan is an initiative led by the federal government, and partners with coastal first nations and the provincial government.

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

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

## 2.7.2 First Nations Treaty Negotiations

There are two active treaty negotiations occurring within Electoral Areas A and C. Treaty negotiations are an important part of the reconciliation process with First Nations groups in British Columbia. The two treaty processes that are registered with the BC Treaty Commission at the time of writing are the Allied Tribes of Lax Kw'alaams and the Tsimshian First Nation (Gitga'at, Kitselas, Kitsumkalum, Kitasoo/Xai'Xais, Metlakatla). The treaty process has six stages and can take years to work towards a final agreement. The Lax Kw'alaams Treaty is currently at Stage 2 (Readiness to Negotiate), and the Tsimshian First Nation is at Stage 5 (Negotiation to Finalize Treaty).



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

Although the areas of interest that are being discussed are confidential, there is a concern among residents of how new treaties will impact existing rural communities. The NCRD encourages buffers around existing communities (Hunts Inlet, Oona River, Humpback Bay and Osland) where new land uses may be incompatible with those found in these communities. Preferred uses of lands will be similar to those set out in the plan. Proposed land uses that are not reflected in the plan should seek a land use change with the Regional District.

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









## 3.0 THE PLANNING PROCESS

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

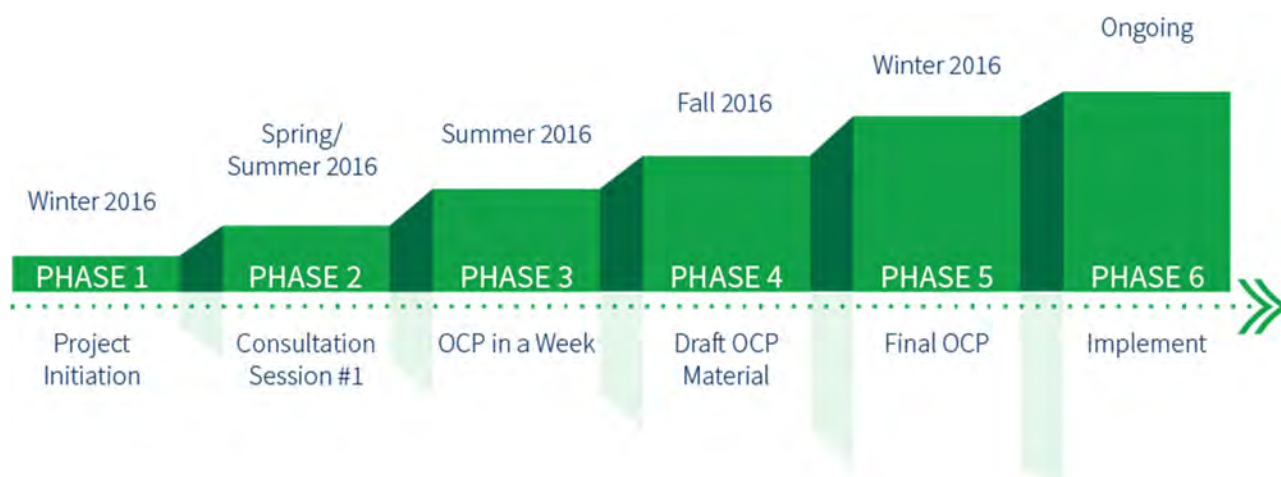
The planning process for this project benefited from the significant front-end community engagement in Phase 1.0, as well as the creation of a mapping database that could be used by Regional District staff and planners to inform planning decisions, and to develop the Land Use Maps. The mapping component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

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

### 3.1.1 Consultation Overview

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

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



*Figure 3.1 - Overview of Our Planning Process*

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

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

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

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

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

The screenshot shows the PlaceSpeak website interface. At the top, there's a teal header with the PlaceSpeak logo and navigation links: "Explore Topics", "Start a Consultation", "Sign up", "Log in", and a search icon. Below the header is a large banner image of a forested mountain. On the left, there's a logo for SQCRD (Skeena-Queen Charlotte Regional District) featuring a stylized green mountain and blue water. To the right of the logo, the text "SQCRD Land Use Planning Bylaws" is displayed in white, with a yellow "Connect >" button below it. Below the banner is a navigation bar with tabs: "Overview" (selected), "Discussions", "Resources", "Events", "Placelt", and "Noticeboard". The main content area has a title "SQCRD Land Use Planning Bylaws for Electoral Areas A and C" and a blue "Take Survey Now" button. Below this is a map of the region with a pink-shaded area representing Electoral Areas A and C. To the right of the map is a sidebar with "Contact Information" for Daniel Fish, Deputy Corporate Officer, including his email (dfish@sqcrd.bc.ca), mobile, and phone numbers. At the bottom of the sidebar, it shows "153 Views" and "48 Surveys".

PlaceSpeak • Explore Topics Start a Consultation Sign up Log in Q

**SQCRD**

## SQCRD Land Use Planning Bylaws

Connect >

Overview Discussions Resources Events Placelt Noticeboard

### SQCRD Land Use Planning Bylaws for Electoral Areas A and C

Take Survey Now

Google Map data ©2016 G Terms of Use Report a map error

● Connected participant (offset for privacy)

The Skeena-Queen Charlotte Regional District (SQCRD) is embarking on a process to work with the residents of Electoral Areas A and C to develop new Land Use Plans for Electoral Areas A and C.

In order to determine the level of interest in having greater land use regulation in the area, residents will be consulted to determine whether or

Invite Share

**Contact Information**

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f

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153 Views 48 Surveys

## 4.0 GENERAL LAND USE DESIGNATIONS

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

### 4.1 RURAL RESIDENTIAL

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

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

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

#### 4.1.1 Objective

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



### 4.1.2 Policies

The Regional District will:

1. Allow for the development of new residential uses on all lands designated rural residential.
2. Support the development of affordable housing, rental housing and housing for people with disabilities within Electoral Areas A and C.
3. Allow for the development and operation of “home-based” businesses and appropriately scaled commercial and light industrial development.
4. Encourage community development that allows people to live and work in the same space.



## 4.2 ENVIRONMENTAL PROTECTION

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

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

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



### 4.2.1 Objective

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



### 4.2.2 Policies

The Regional District will:

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



## 4.3 RURAL RESOURCE DEVELOPMENT

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

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

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

### 4.3.1 Objective

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

### 4.3.2 Policies

The Regional District will:

1. Enhance community well-being through settlement or economic development.
2. Encourage economic development to provide jobs for residents.
3. Allow for “home-based” businesses.
4. Allow for a mixture of uses in an area.
5. Increase opportunities for local employment.

## 4.4 INDUSTRIAL SPECIAL STUDY AREAS

The North Coast is home to one of Canada's few west coast port facilities. The Port of Prince Rupert is Canada's closet port to major Asian markets and it is beginning to expand as a result of its strategic location; by comparison, sailing times from Prince Rupert to Asia are 36 hours less than from Vancouver. This makes the area very attractive to large-scale import and export facilities. A wide range of commodities already pass through of the Port of Prince Rupert, including shipping containers, coal, grain, and potash. Each type of material export requires specialised handling facilities, many of which are already operating in the region.

Currently, there are also several proposals to build Liquefied Natural Gas (LNG) facilities in the region, especially in Electoral Area A. These industrial operations can be quite controversial. Potential sites for the development of LNG port terminals were identified from environmental assessment documents that were submitted to the Province by the various project proponents. It is unclear what the future of LNG in BC will be, therefore, the Industrial Special Study Area designation makes room for identified projects to continue their environmental, economic feasibility, community consultation and assessment processes.

These lands may or may not proceed to a construction phase and represent a snapshot in time that identify proposed projects at the time of writing (2016).

### 4.4.1 Objective

To identify lands of interest to large scale industrial projects, including, mines, port facilities, LNG facilities, mills and other large employment operations. The emphasis of the Special Study Area is to communicate that these lands require special review by multiple levels of government related to large-scale industrial development, and may be subject to change.

### 4.4.2 Policies

The Regional District will:

1. Identify lands of special interest to large scale industrial development to be designated as Industrial Special Study Areas.
2. Identify these areas as being subject to change.
3. Flag these areas for further study and require proponents to submit information directly to the Regional District, so that Regional District can better understand the potential edge effects of proposed developments within this designation.



4. Allow for large-scale industrial projects to continue through their provincial and federal level assessment processes.
5. Monitor proposed developments for potential impacts to adjacent lands and communities in the Regional District, and required project proponents to mitigate any negative impacts on local communities and the environment.
6. Require project proponents to follow the development approval process whenever a change in OCP land Use designation is contemplated (as per Part 14, Division 6 of the Local Government Act).



## 4.5 NORTH COAST DEVELOPMENT POLICIES

### 4.5.1 Environmental Protection Policies

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

Environmental Protection Policies apply to:

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

Development Buffers for Water:

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

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

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

### 4.5.2 Natural Resource Protection Policies

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

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

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

### 4.5.3 Subdivision Guidelines

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

#### 4.5.3.1 *Minimum Lots Sizes*

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

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



- For lots that will use a lagoon system for on-site sewage disposal, the minimum lot size is 1.6 hectares (4.0 acres).

#### 4.5.3.2 *Water Systems*

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

#### 4.5.3.3 *On-Site Sewage Disposal*

Each proposed lot in a subdivision should have sufficient area, with suitable site conditions, to accommodate an on-site sewage disposal system. Alternatively, lots may be serviced by a community sewage disposal system. The sizing of the sewage disposal system must be based on a reasonable estimate of the typical flow rate that will be generated by a particular use.

### 4.5.4 *Development Review & Procedures*

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

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

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

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

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

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

All evaluations contained in this section are deemed to be advisory, for the purpose of providing staff and the Regional Board with the information needed to evaluate proposed OCP amendments. The Regional Board will be guided by the evaluations, but is not bound by them.



## 5.0 OBJECTIVES AND POLICIES FOR FUTURE DEVELOPMENT

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

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

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

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

### 5.1 COMMUNITY INFRASTRUCTURE



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

#### 5.1.1 Objectives

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



### 5.1.2 Policies

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

1. Determine the location and inventory existing community infrastructure.
2. Develop new infrastructure in a safe and sustainable way.
3. Develop an inventory of the number of existing wells and septic systems in Electoral Areas A and C, and evaluate their condition.
4. Look for opportunities to integrate climate adaption.
5. Enforce standards for on-site servicing for new development.







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

## FIGURE 5-1 - Electoral Area A Infrastructure

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

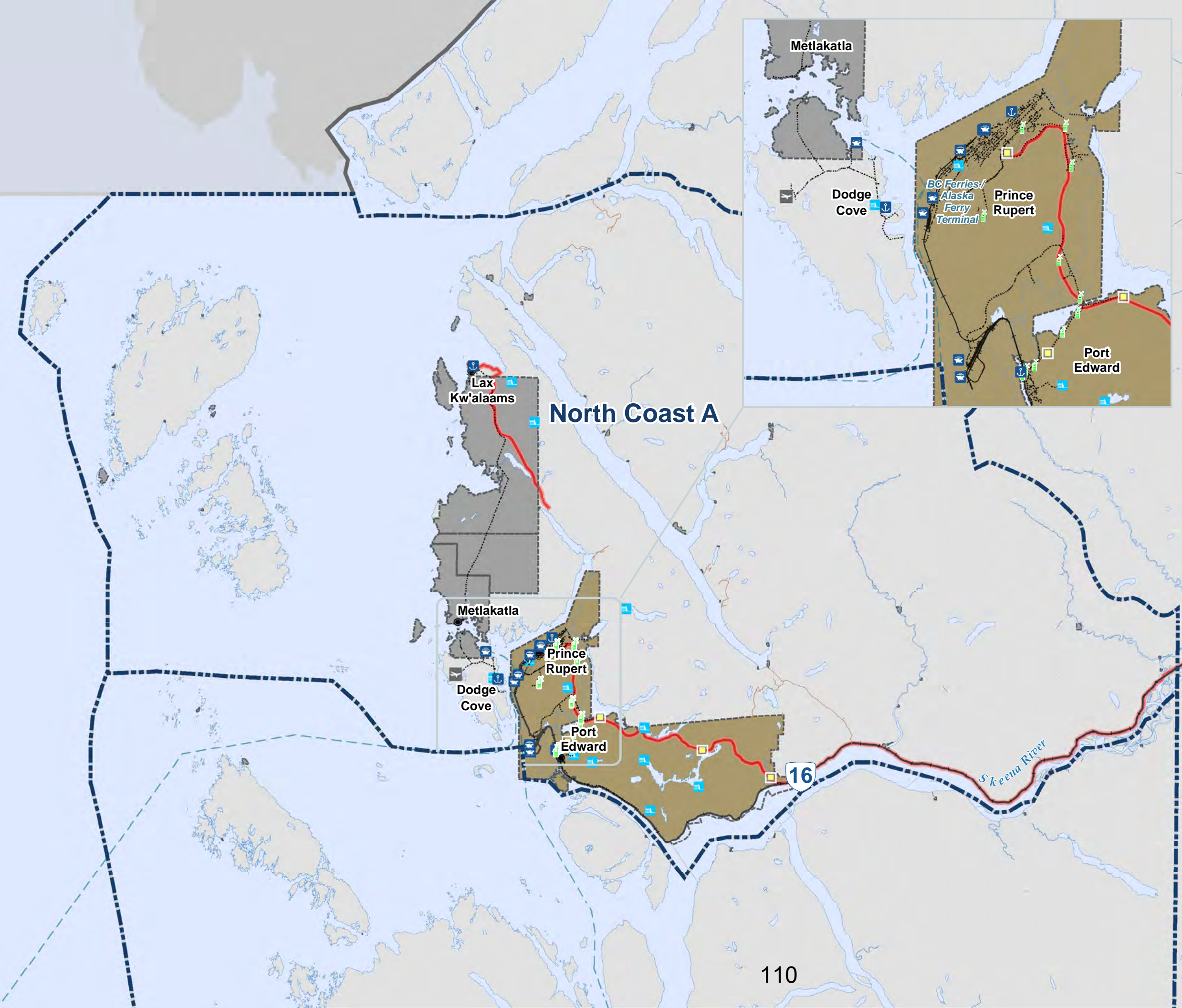
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January 16, 2017

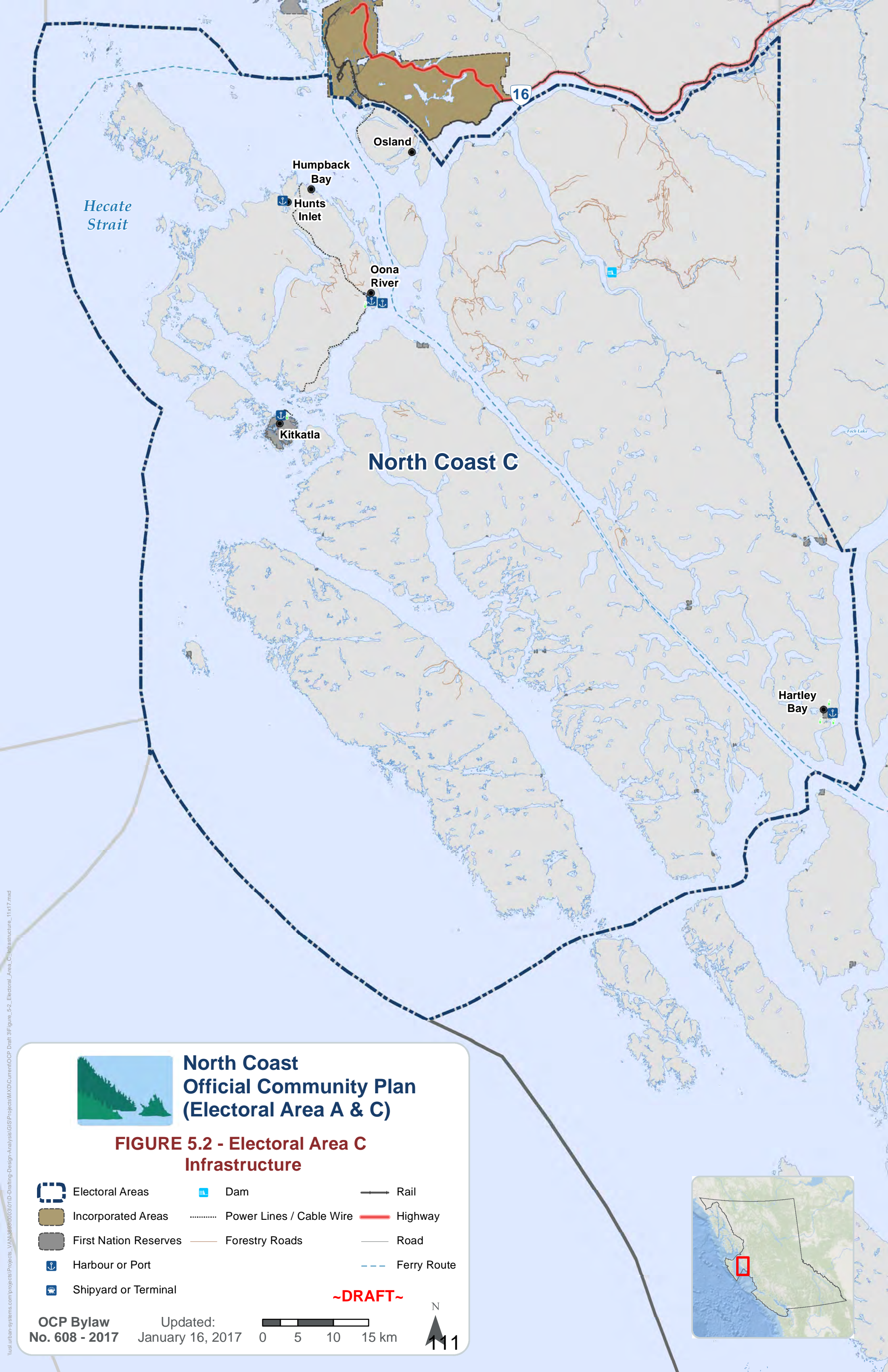


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













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

**FIGURE 5.2 - Electoral Area C  
Infrastructure**

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

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January 16, 2017

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## 5.2 SOLID WASTE MANAGEMENT



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

### 5.2.1 Objectives

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

### 5.2.2 Policies

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

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

## 5.3 HERITAGE

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



### 5.3.1 Objectives

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

### 5.3.2 Policies

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

1. Ensure all known archaeological resources are protected.
2. Ensure Electoral Area A and C residents have access to heritage and cultural resources.
3. Develop guidelines to support the identification and protection of heritage resources in the region.
4. Support the preservation and protection of existing heritage resources in Dodge Cove, including Hospital Island and the former Coast Guard Station.

#### CULTURALLY MODIFIED TREES

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

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



## 5.4 ENVIRONMENTAL MANAGEMENT



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

### 5.4.1 Objectives

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

### 5.4.2 Policies

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

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



9. Prevent the release of sediment and other harmful substances to fish bearing waterbodies and sensitive habitats.
10. Establish appropriate protocols and processes for reviewing major developments and industry interests, including consultation with local communities in the Regional District.



## 5.5 ECONOMY AND WORK

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



### 5.5.1 Objectives

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

### 5.5.2 Policies

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

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



## 5.6 TRANSPORTATION

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



### 5.6.1 Objectives

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

### 5.6.2 Policies

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

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

#### DE HAVILLAND CANADA DHC-2 BEAVER

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





## 5.7 PARKS AND RECREATION

To establish land to be protected and maintained as parkland and encourage recreational programming which contributes to increasing the quality of life for residents of Electoral Area A and C. Figures 5.3 and 5.4 (following), show protected areas in Electoral Areas A and C, respectively



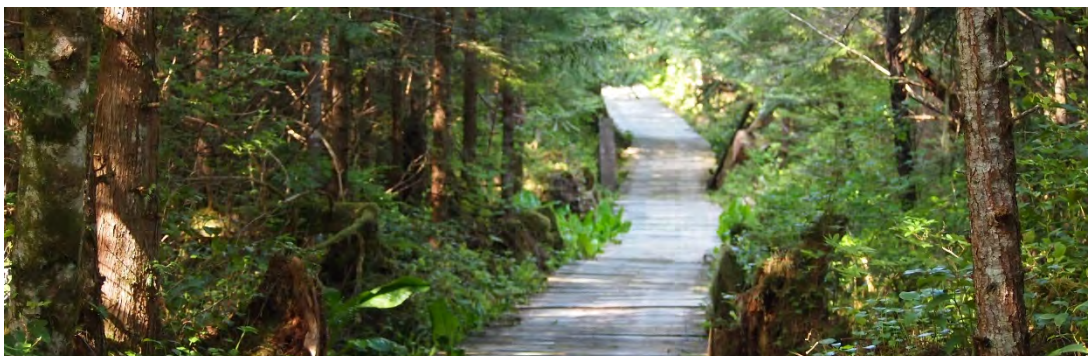
### 5.7.1 Objectives

1. To identify and protect areas suitable for parks and recreation in Electoral Areas A and C.
2. To encourage the development of infrastructure that supports outdoor recreational activities.

### 5.7.2 Policies

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

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







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

**FIGURE 5.3 - Electoral Area A  
Protected Areas**

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

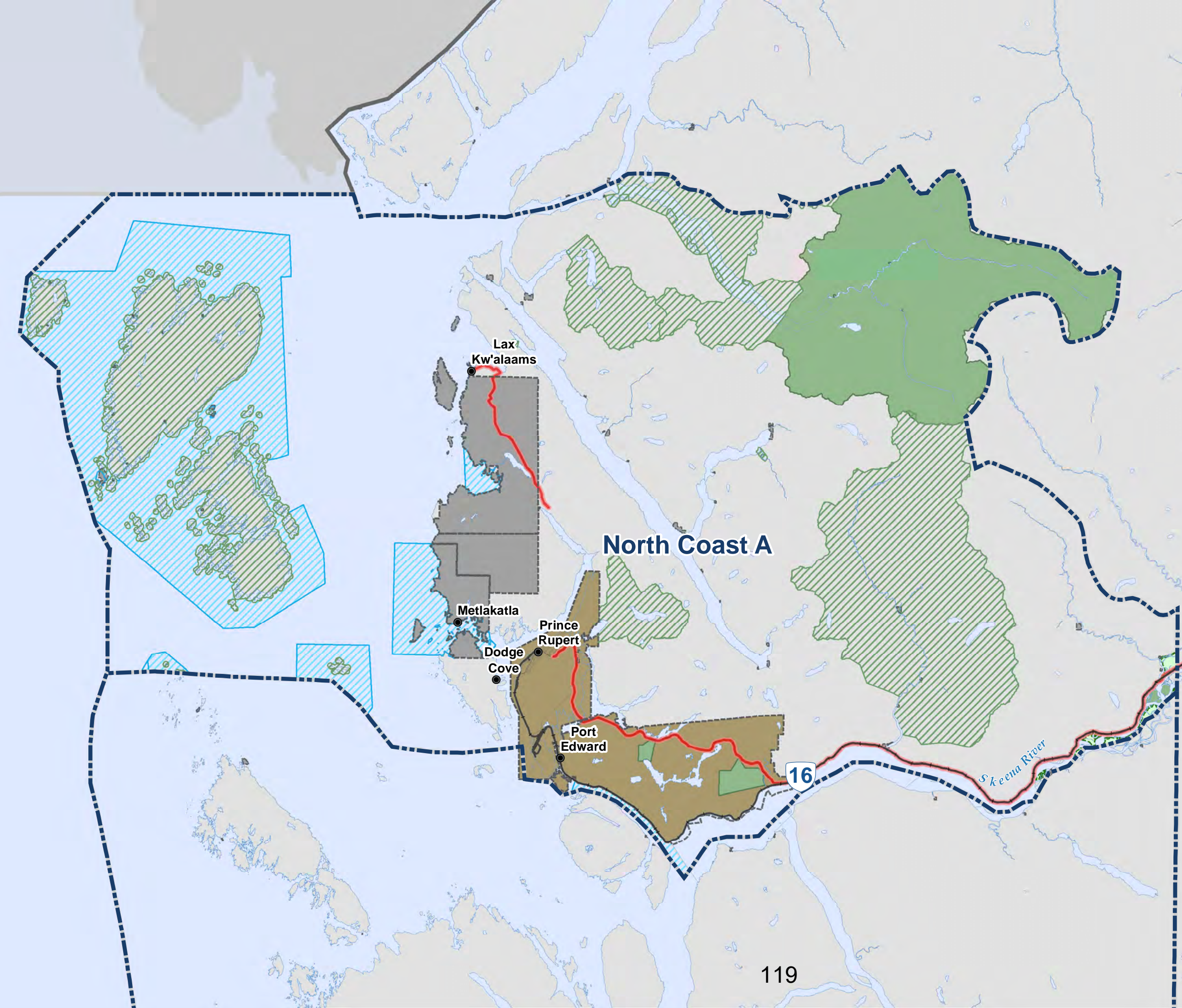
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January 16, 2017

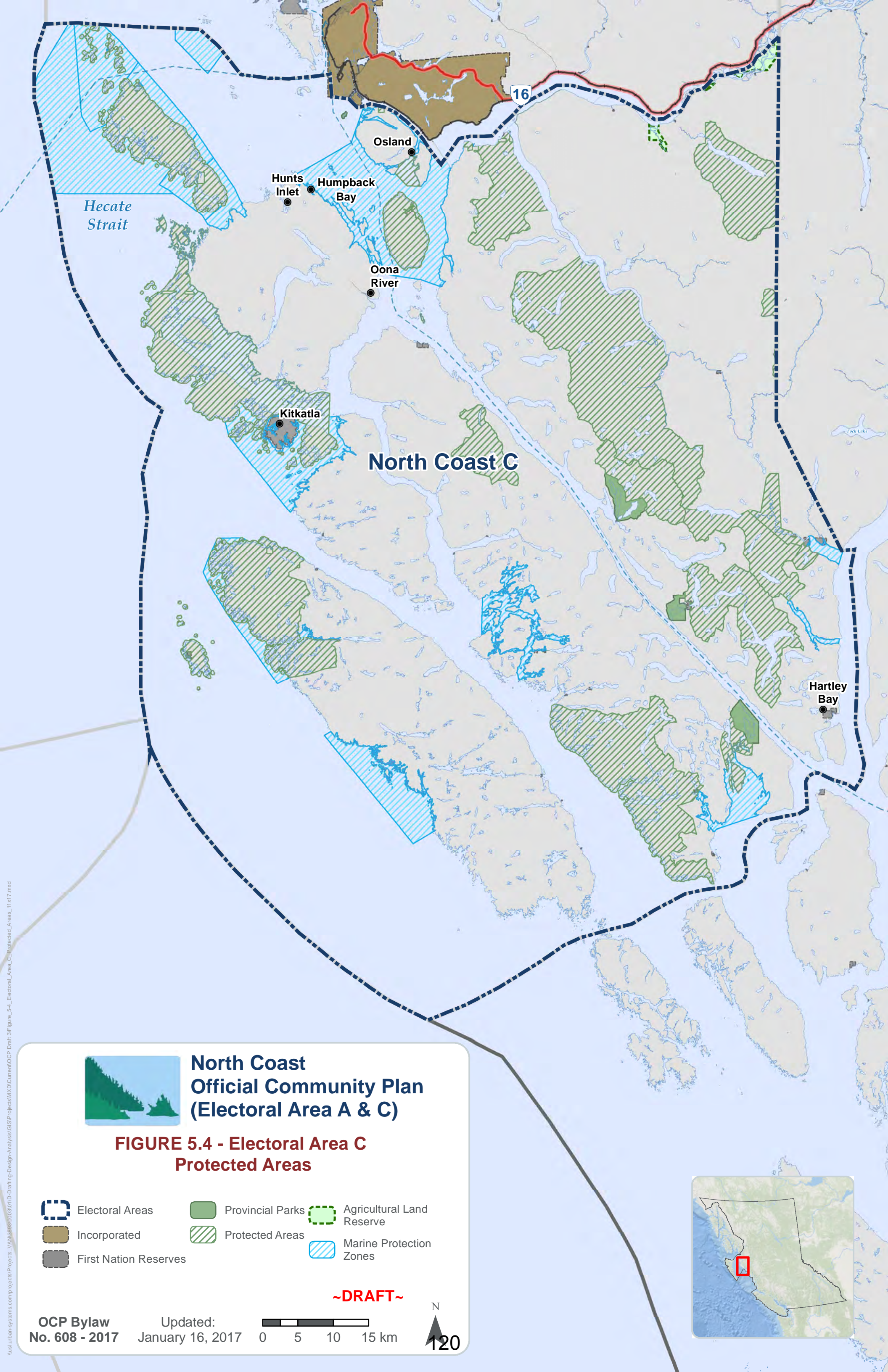


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**North Coast  
Official Community Plan  
(Electoral Area A & C)**

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

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

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January 16, 2017

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## 5.8 GREENHOUSE GAS REDUCTION



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

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

### 5.8.1 Objectives

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

### 5.8.2 Policies

The Regional Board will:

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

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





## 5.9 SAND AND GRAVEL DEPOSITS

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



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

### 5.9.1 Objectives

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

### 5.9.2 Policies

The Regional Board will:

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

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







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

## FIGURE 5.5 - Electoral Area A Sand and Aggregate Deposits

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

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0 5 10 km



North Coast A

Lax Kw'alaams

Metlakatla

Prince Rupert

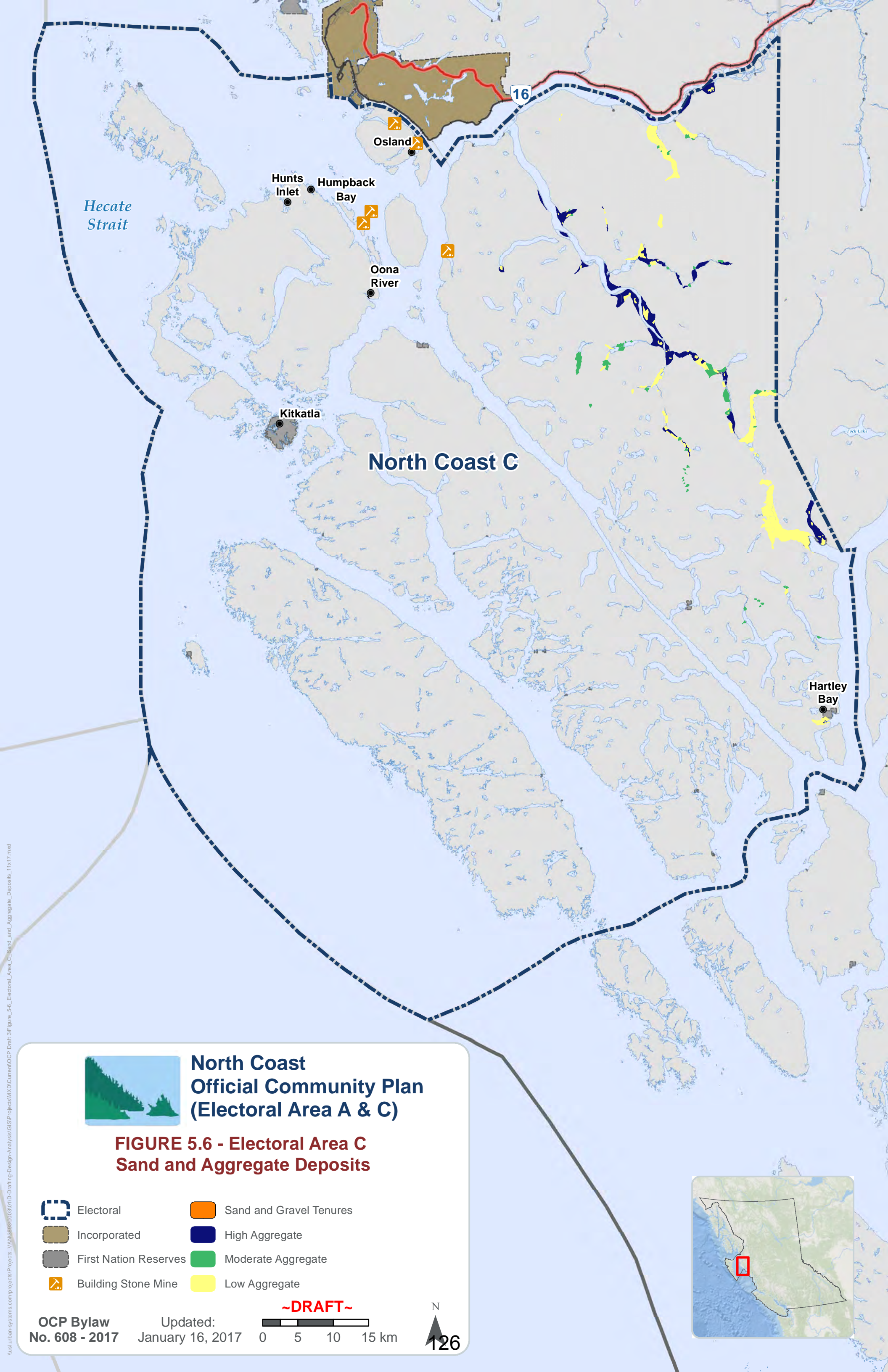
Dodge Cove

Port Edward

16

Skeena River





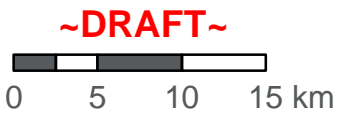
**North Coast  
Official Community Plan  
(Electoral Area A & C)**

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

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

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## 6.0 IMPLEMENTATION

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

### 6.1 MONITORING AND EVALUATION

#### 6.1.1 Refinements

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

- 1 Coordination with changes to Provincial legislation (e.g. Local Government Act, Community Charter, Great Bear Rainforest Order, etc.)
- 2 Coordination with new or revised Provincial plans and policies that relate to land use and community issues within Electoral Areas A and C.
- 3 Changes to the known geographic extent of Environmentally Sensitive Areas, as determined through the review of plans, reports and applications submitted by project proponents to the NCRD.
- 4 Changes to the geographic extent of Industrial SSAs and/or the final footprint of constructed LNG export facilities.

#### 6.1.2 OCP Amendments

An OCP is not a static document. Rather, it is intended to be adaptable to new trends within society and responsive to changing circumstances within the community. As such, following careful consideration by the NCRD Regional Board, policies and land use designations in this OCP may be revised by an amending bylaw under provisions outlined within the Local Government Act. A comprehensive review of the OCP should occur every seven to ten years, with public open houses being held to review all major development proposals prior to the formal public hearing process.

### 6.1.3 Development Review & Procedures

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

This Plan Area is a development approval information area, and the Regional District may require development approval information for a Development Permit application, and Temporary Use Permit application.

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

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

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

- 1 The impact of the proposed development causes unacceptable impacts to the community or environment;
- 2 The impact of the proposed development negatively affects the quality of life of NCRD residents;
- 3 The level of integration with the overall patterns of development in existing NCRD settlements;
- 4 Any implications for Regional District finance or assets;
- 5 Whether or not the development meets the applicable criteria established in the OCP Policies and/or Land Use Regulations;
- 6 Whether or not the uses proposed are compatible with the permitted uses of adjacent parcels;
- 7 The impact of the proposed development on public facilities such as parks, trails, public spaces, and/or other community amenities;

- 8 The impact of the proposed development on groundwater quantity and quality, surface water generated by the proposed development, and the options for collection, storage, and dispersal of such drainage;
- 9 The impact of the proposed development on community watersheds;
- 10 The impact of the proposed development on the natural environment such as adjacent aquatic areas, vegetation, soils and erosion, geotechnical characteristics, topographical features, ecosystems and biological diversity, fish and wildlife, fish and wildlife habitat, environmentally sensitive features, and rare or endangered plant or animal species;
- 11 The ability of the proposed development to provide on-site water and septic disposal or to connect to community services, if available;
- 12 The impact of the proposed development on public infrastructure and community services such as water supply, fire protection systems, and recycling;
- 13 The aesthetic values of the proposed development, such as integration with the natural environment, lighting, noise, and odour; and,
- 14 The archaeological impact of a proposed development in areas identified to have high archaeological potential.

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

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

All evaluations required by this section are deemed to be advisory, for the purpose of providing staff and the Regional Board with the information needed to evaluate proposed OCP amendments. The Regional Board will be guided by the evaluations but is not bound by them.

### 6.1.4 Justification

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

### 6.1.5 Legislated Requirements

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

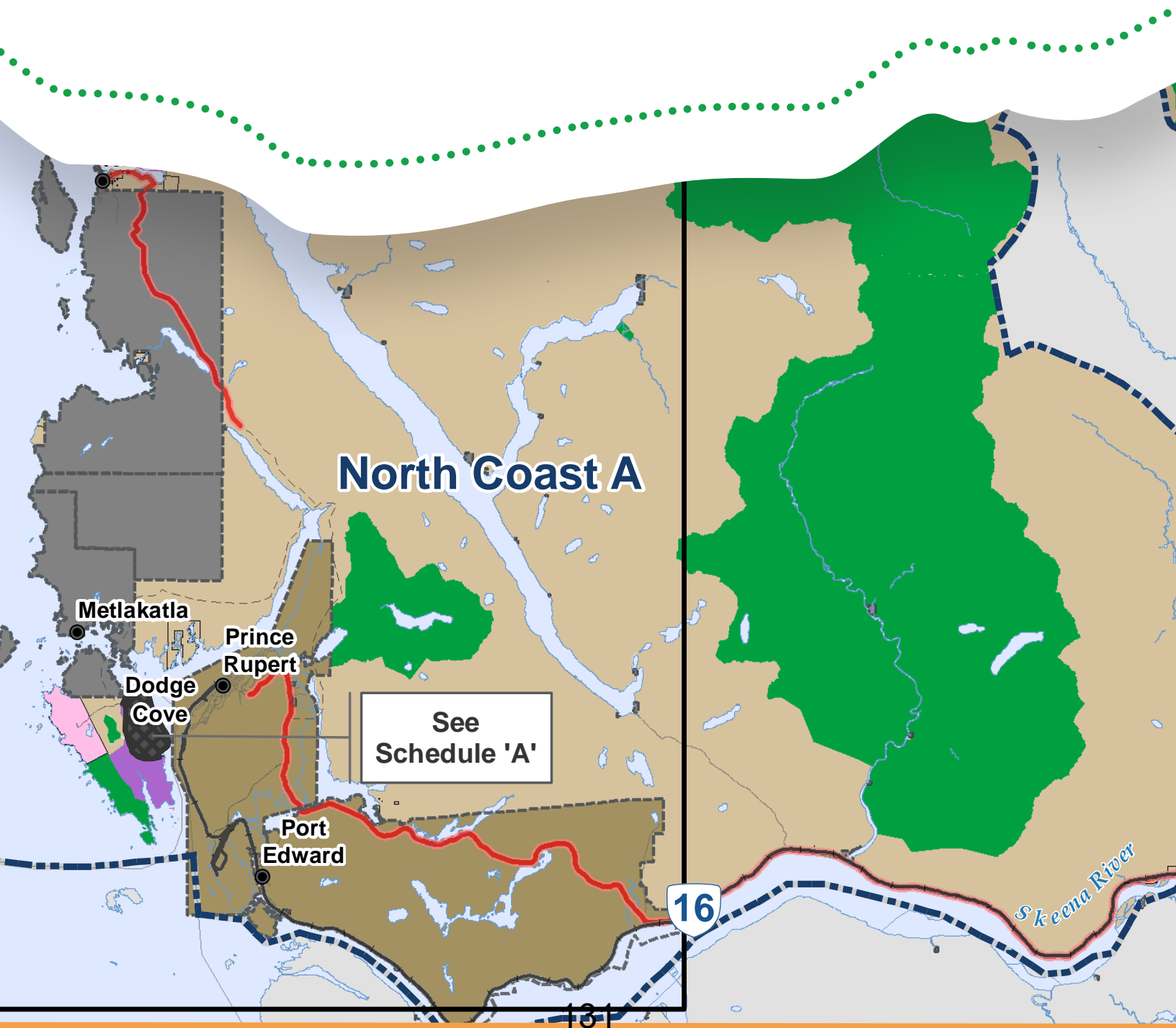
- 1 the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least five years;
- 2 the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational, resource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





# Schedule 1.1 - 1.4: Land Use Maps

North Coast Regional District





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

## SCHEDULE '1.1' - Electoral Area A Land Use

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

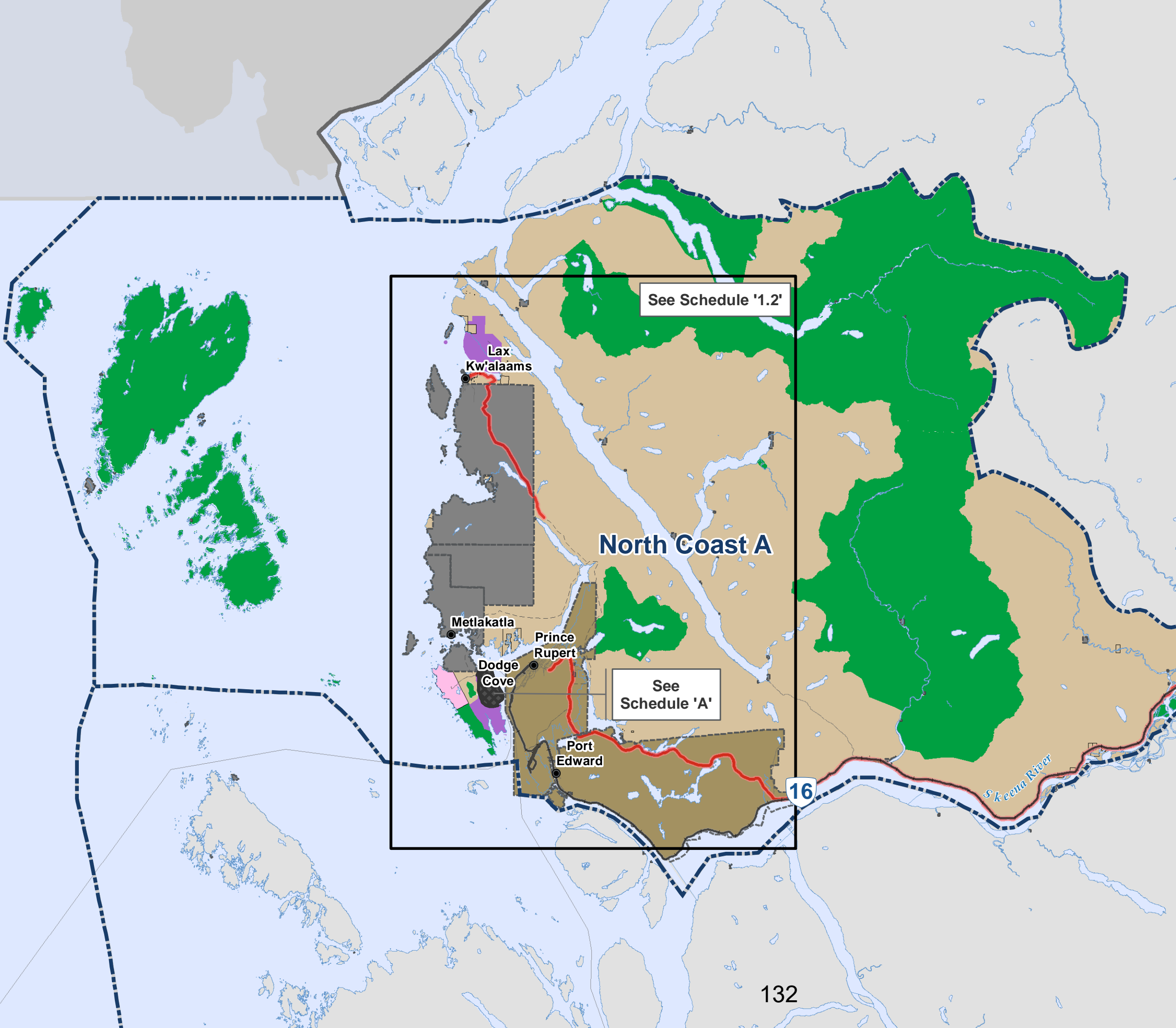
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January 17, 2017

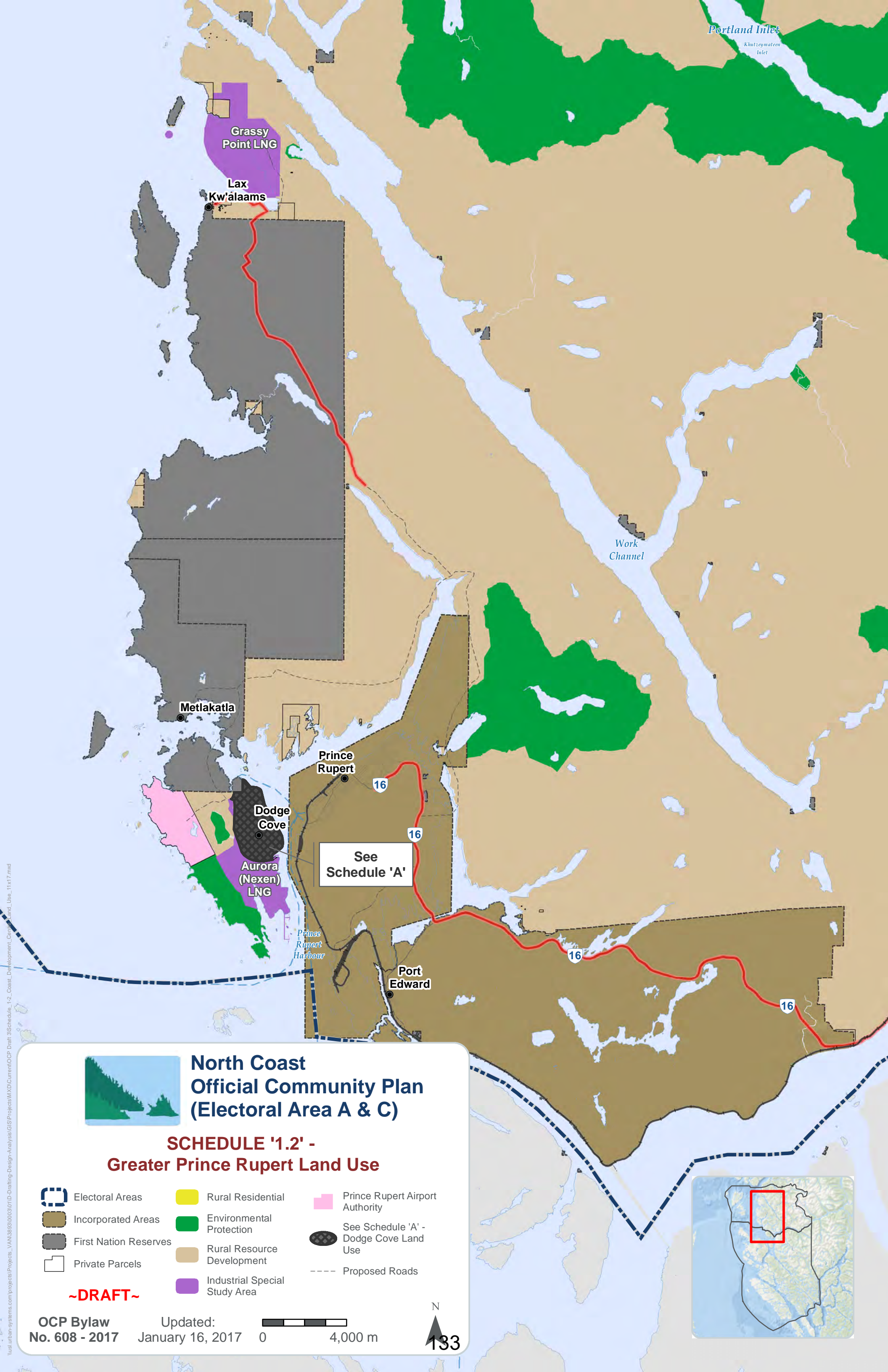


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**North Coast  
Official Community Plan  
(Electoral Area A & C)**

**SCHEDULE '1.2' -  
Greater Prince Rupert Land Use**

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

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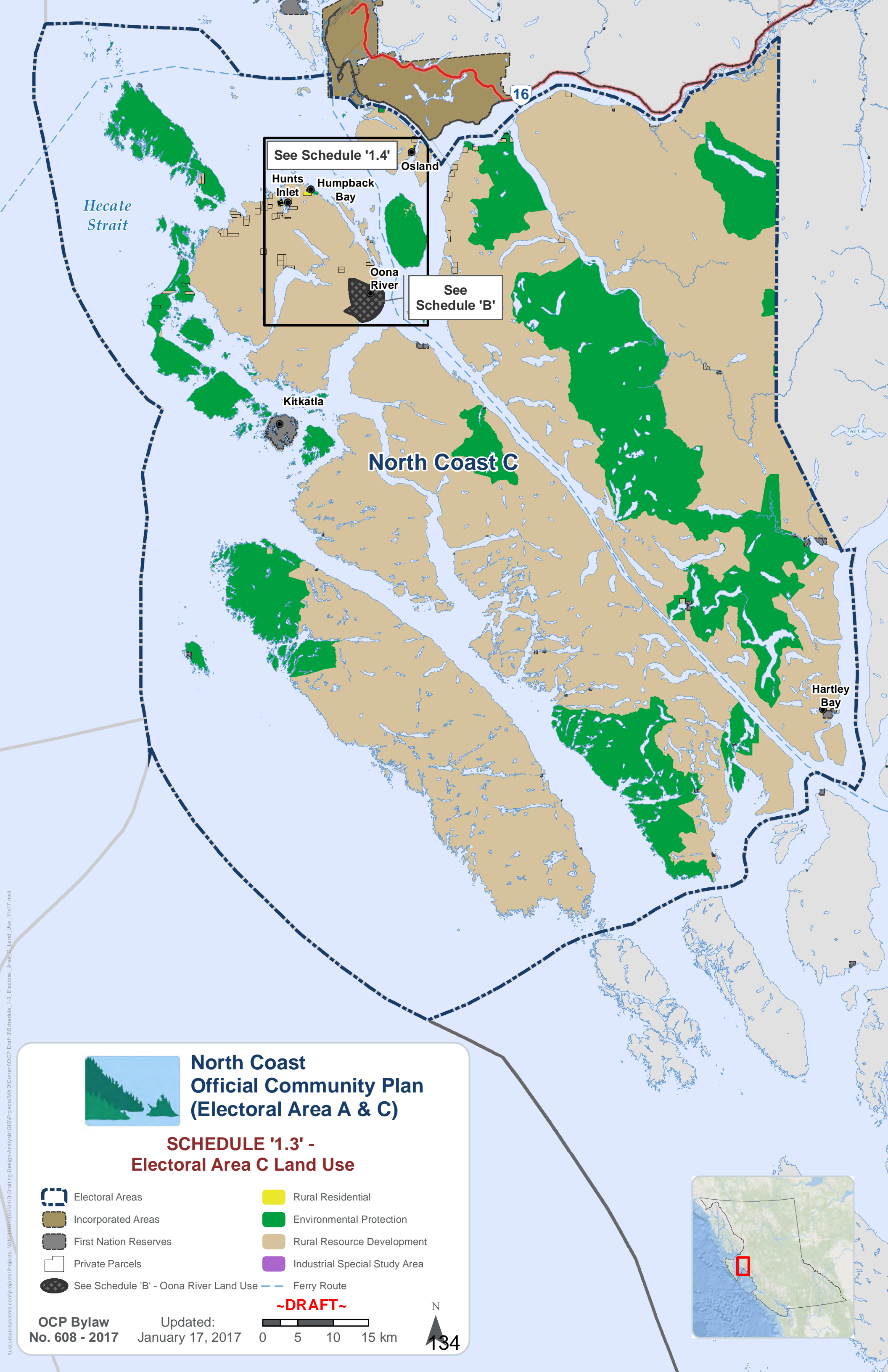
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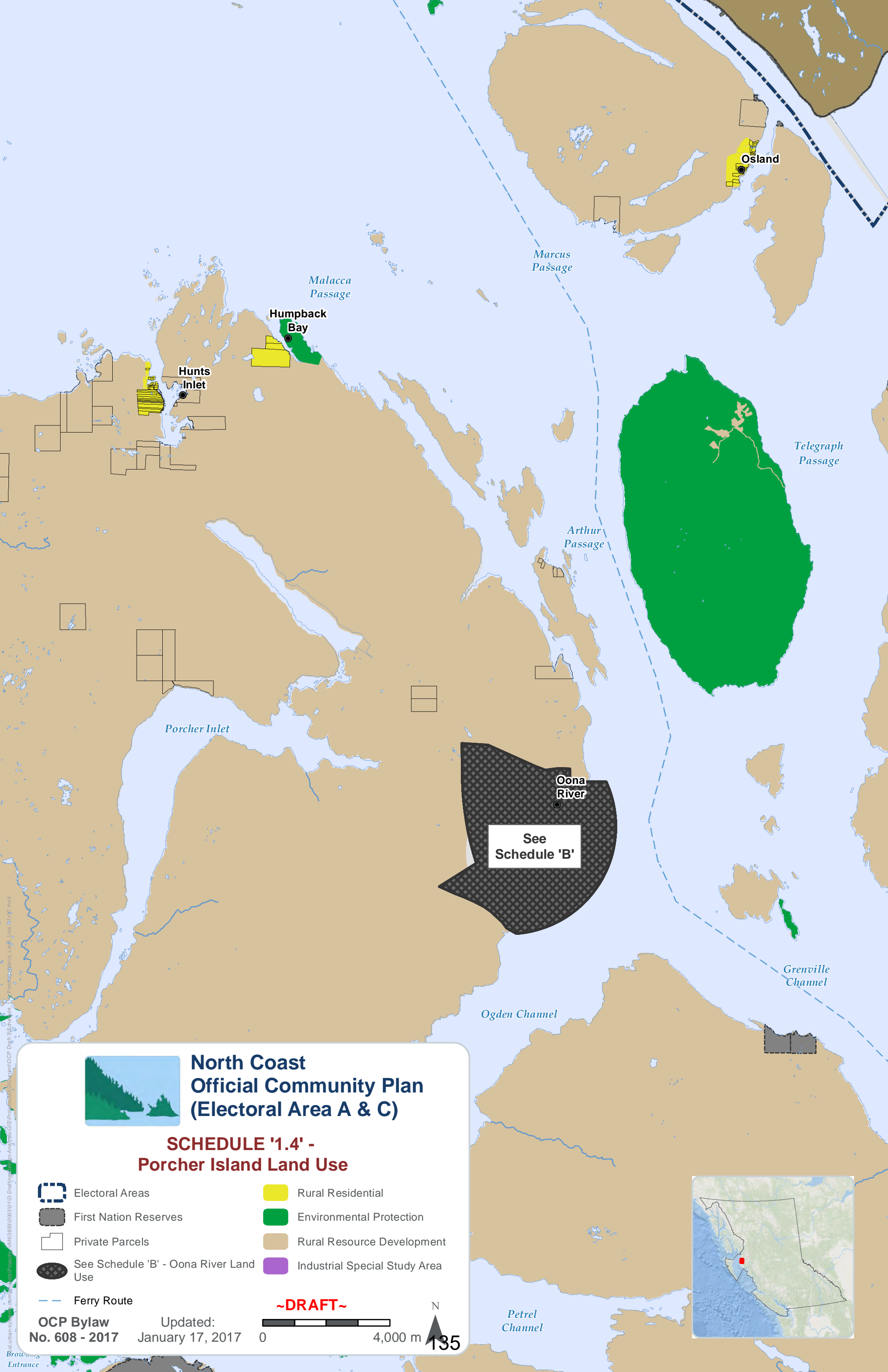
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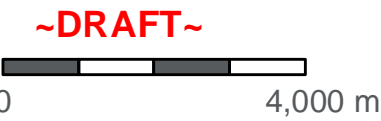
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(Electoral Area A & C)**

**SCHEDULE '1.4' -  
Porcher Island Land Use**

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

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# Dodge Cove: Local Area Plan

North Coast Regional District







**September 2016**

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## SCHEDULES

### SCHEDULE A: DODGE COVE LAND USE MAP

## 1.0 DODGE COVE LOCAL AREA PLAN

### 1.1 HISTORY OF DODGE COVE

Dodge Cove is a tightly knit community on the eastern side of Digby Island near Prince Rupert, B.C. It was named for George Dodge, who surveyed the Prince Rupert Harbour in the early 1900s. The community was first used by Tsimshian First Nations people as a seasonal fishing camp over 5000 years ago. There are several archaeological sites in and around Dodge Cove; the most important one is at Elizabeth Point near the CBC radio tower.

More recently, Dodge Cove was settled in the early 1900's and was inhabited by Norwegian fishermen who began one of the first ocean fisheries in the area. Many residents lease foreshore property and have traditionally made a living from ocean-based businesses that range from tourism activities to commercial fishing to boat building.

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



Community members renamed the local lake "Wahl Lake" as an homage to their industrious past. Today, many of the ship building and fishing jobs have left, however, the community

still greatly identifies with its maritime heritage and its livelihood is still closely tied to the water.

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

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

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

## SCHOOL HOUSE

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

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



## 1.2 EXISTING DEVELOPMENT

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



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

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

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

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

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



### 1.3 DEMOGRAPHIC PROFILE

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

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

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

### 1.4 COMMUNITY CHARACTER STATEMENT

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

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

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

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

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



## 1.5 PREVIOUS DODGE COVE PLAN

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

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

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

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



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

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

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

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

## 1.6 PRIVATE LANDS

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



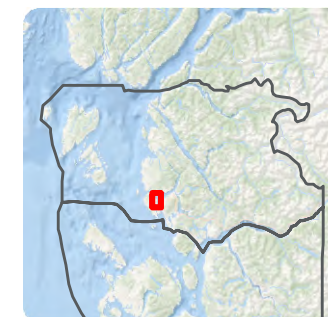
# North Coast OCP Dodge Cove Local Area Plan

**FIGURE 'A-1' -  
Dodge Cove Private Lands**

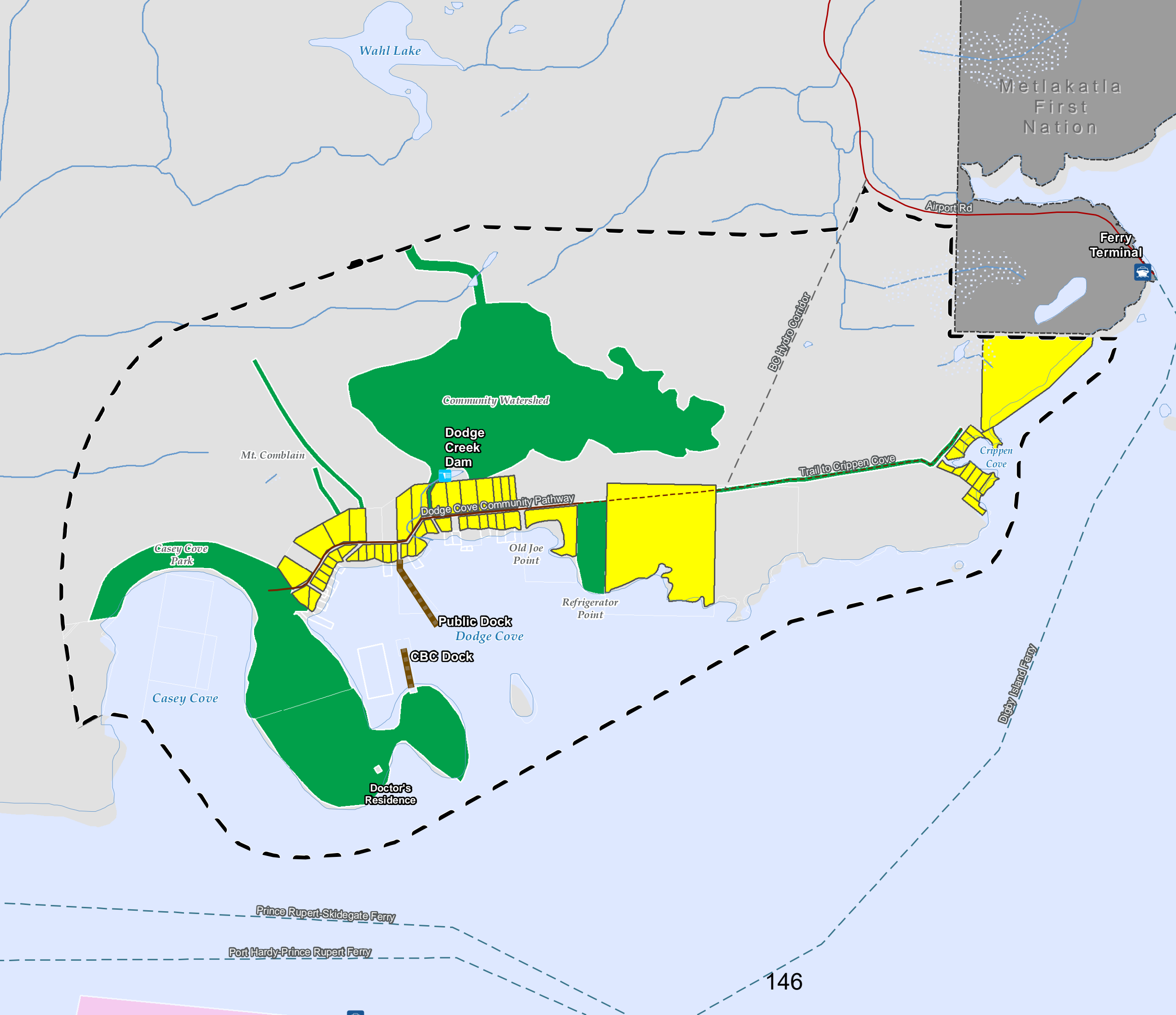
- Community Plan Boundary
- Private Lands
- First Nation Reserve
- Parks, Natural Amenities and Recreation
- Prince Rupert Airport Authority
- Road
- Community Pathway
- Trail
- Ferry Route
- Hydro Corridor

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



## 2.0 VISION FOR THE FUTURE

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

### 2.1 DODGE COVE BOUNDARY EXTENSIONS

Through conversations held with community members, it became apparent that there were significant community resources and amenities that existed outside of the current OCP boundary. These features include recreation amenities, environmentally sensitive areas, water resources, and heritage areas. **Figure A-2** illustrates the proposed boundary extensions. The adjacent community of Crippen Cove also expressed interest in being included within the Dodge Cove community boundary. One of the main drivers for the conversation around boundary extensions was the pressure that the community is feeling from an adjacent industrial development proposal for a Liquefied Natural Gas (LNG) terminal. The proposed terminal would significantly change the character of Digby Island. Industrial noise, light and traffic would all contribute to the degradation of the quiet rural setting of the community and would alter or cut off access to community resources outside of the current LAP boundary.



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

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

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

## BEACHES

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

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





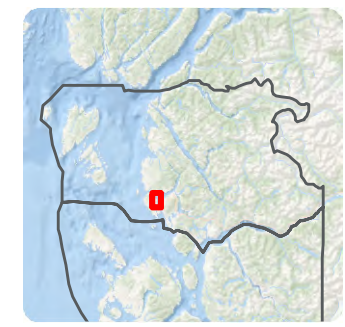
# North Coast OCP Dodge Cove Local Area Plan

## FIGURE 'A-2' - Dodge Cove Boundary

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

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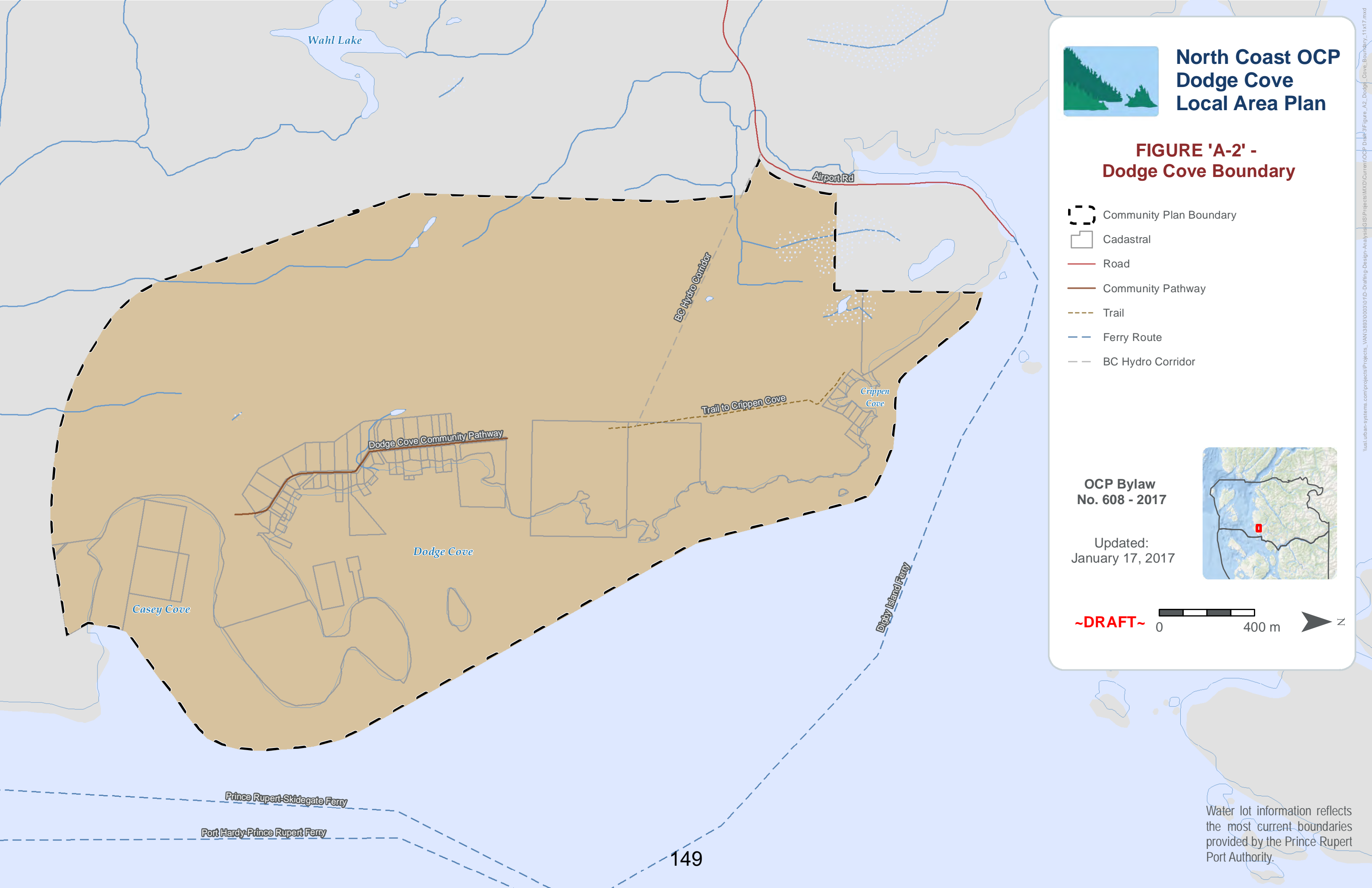
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January 17, 2017



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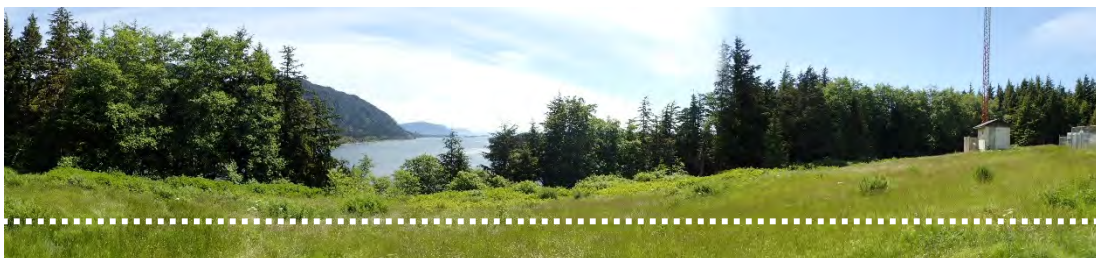
Water lot information reflects  
the most current boundaries  
provided by the Prince Rupert  
Port Authority.



## 2.2 PLANNING PRINCIPLES

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

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





### 3.0 LAND USE IN DODGE COVE

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



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

### 3.1 RESIDENTIAL

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

#### 3.1.1 Objectives

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

#### 3.1.2 Policies

The Regional District will:

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

## 3.2 ARTISANAL COMMERCIAL

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



### 3.2.1 Objectives

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

### 3.2.2 Policies:

The Regional District will:

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

### 3.3 RESIDENTIAL / LIGHT INDUSTRIAL DEVELOPMENT

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



#### 3.3.1 Objectives

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

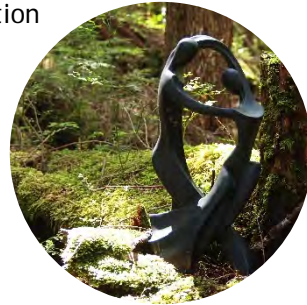
#### 3.3.2 Policies:

The Regional District will:

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

## 3.4 COMMUNITY AND HERITAGE

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



### 3.4.1 Objectives

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

### 3.4.2 Policies

The Regional District will:

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



## 3.5 RURAL

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



### 3.5.1 Objectives

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

### 3.5.2 Policies:

The Regional District will:

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



## 3.6 PARKS, NATURAL AMENITIES AND RECREATION

The Parks, Natural Amenities, and Recreation Designation provides protection for important community amenities and a framework for designating areas for park and recreation space. This designation also supports the protection of natural amenity areas, such as watersheds, community trails, sensitive coastal areas, fishing and foraging areas, and beaches.



### 3.6.1 Objectives

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

### 3.6.2 Policies:

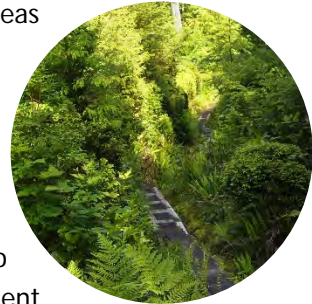
The Regional District will:

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

## 4.0 DEVELOPMENT POLICIES

### 4.1 ENVIRONMENTALLY SENSITIVE AREAS AND HAZARD AREAS

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



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

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

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

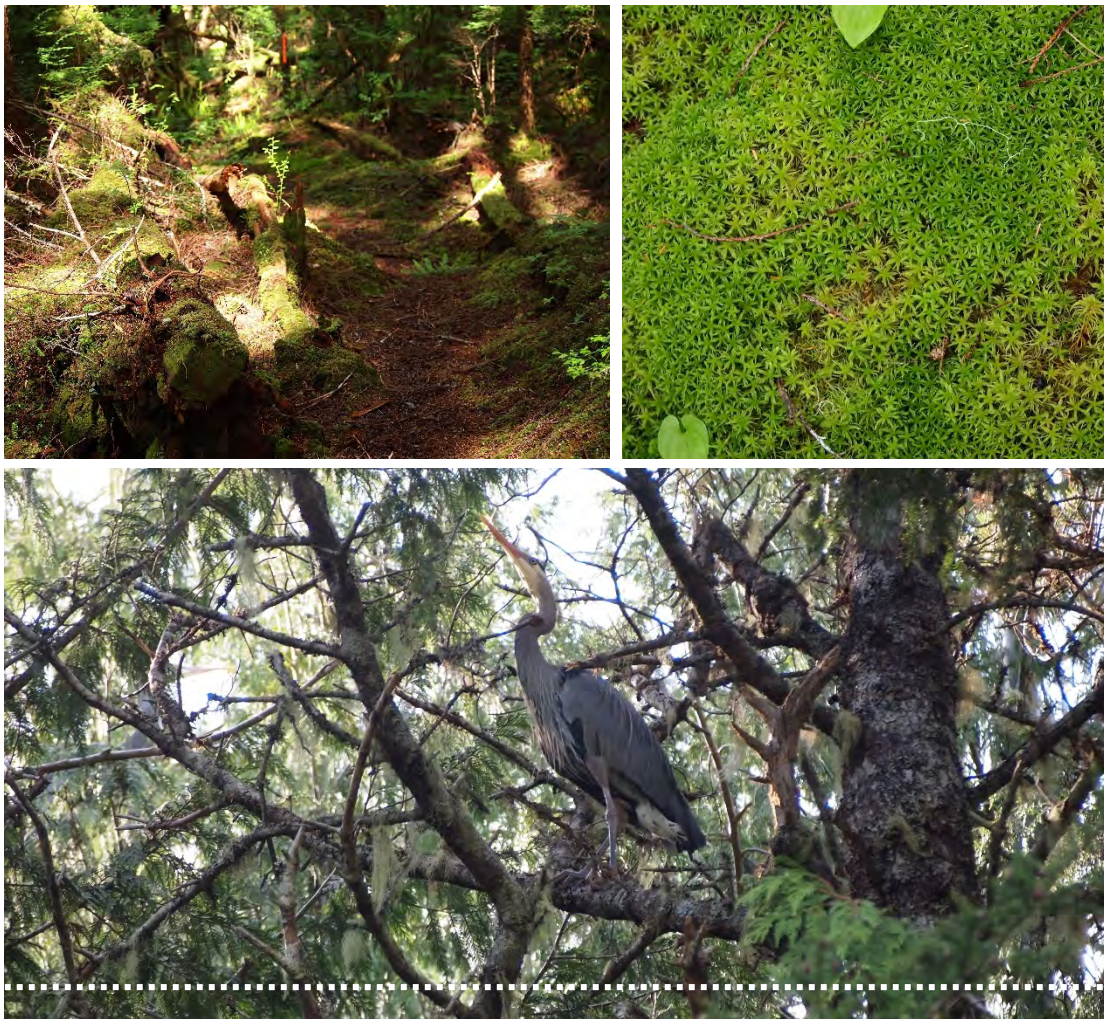
Policies for minimizing environmental disturbance:

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



Policies for mitigating natural hazards:

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







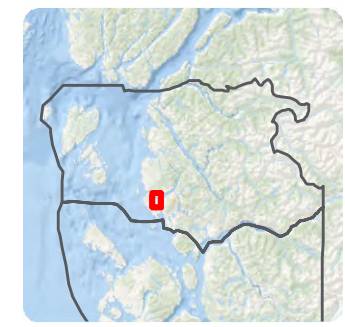
# North Coast OCP Dodge Cove Local Area Plan

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

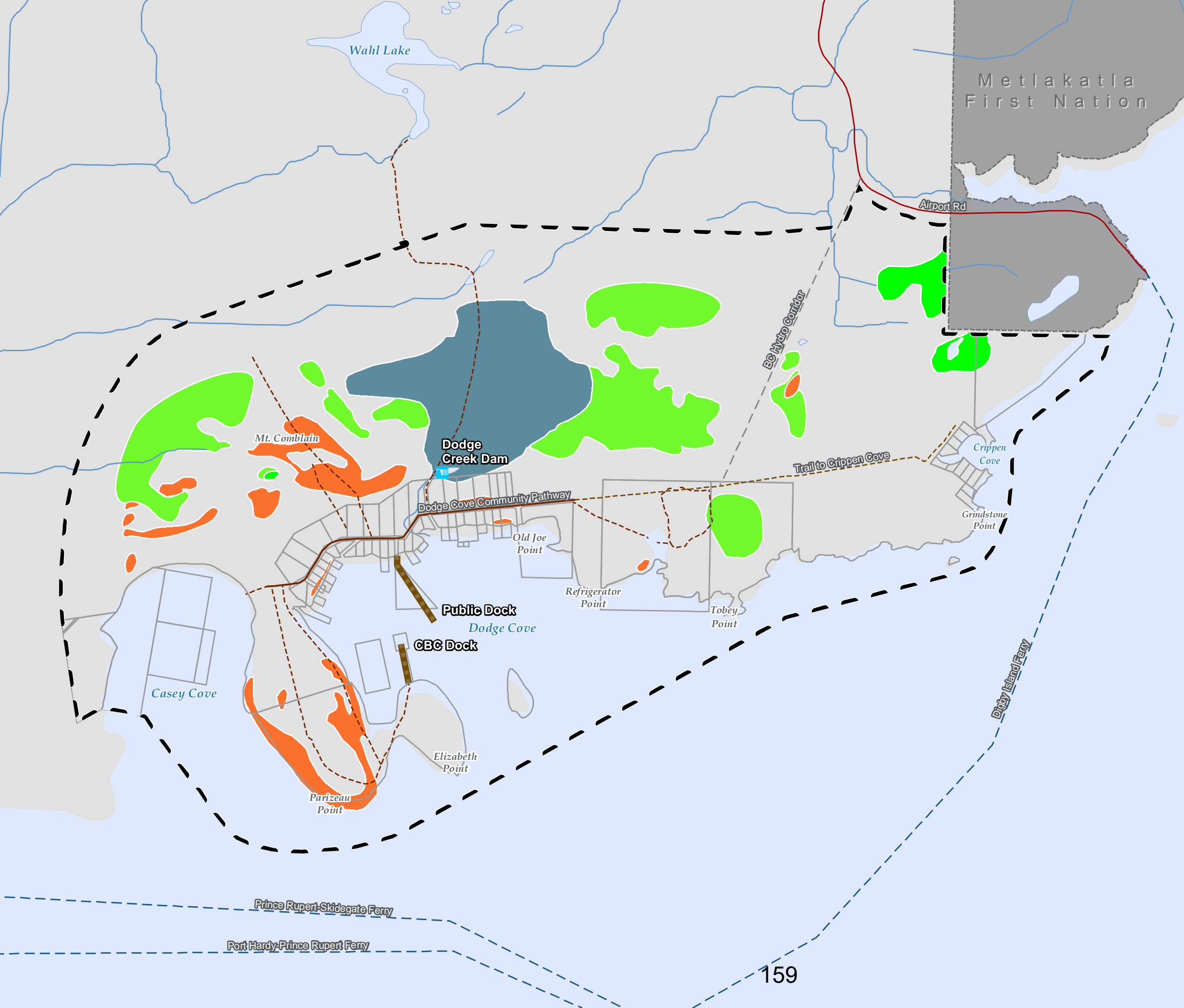
- |                         |                     |
|-------------------------|---------------------|
| Community Plan Boundary | Muskeg              |
| First Nation Reserve    | Slopes over 30%     |
| Road                    | Community Watershed |
| Community Pathway       |                     |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

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January 17, 2017



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

## 4.2 SUBDIVISION GUIDELINES

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

### 4.2.1 Minimum Lots Sizes

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

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

### 4.2.2 Water Systems

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

### 4.2.3 On-Site Sewage Disposal

Each proposed lot in a subdivision should have sufficient area, with suitable site conditions, to accommodate an on-site sewage disposal system capable of reliably servicing a four bedroom single-detached residence. Alternatively, lots may be serviced by a community sewage disposal system. The sizing of the sewage disposal system must be based on a reasonable estimate of the typical flow rate that will be generated by a particular use.

## 4.3 DEVELOPMENT REVIEW & PROCEDURES

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



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

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

- causes unacceptable impacts to the community or environment;
- impacts on the quality of life of residents;
- affects the overall patterns of development of the community;

- impacts Regional District finances;
- affects existing community facilities and pathways;
- impacts the environment, including wildlife and hazardous conditions;
- affects community infrastructure;
- meets the applicable criteria established in the North Coast Official Community Plan and Dodge Cove LAP Policies; and
- is compatible with the permitted uses of adjacent parcels;

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

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

All evaluations required by this section are deemed to be advisory, for the purpose of providing staff and the Regional Board with the information needed to evaluate proposed amendments to the North Coast Official Community Plan and / or the Dodge Cove LAP. The Regional Board will be guided by their review and evaluation of the North Coast Official Community Plan and / or the Dodge Cove LAP, but is not bound by them.









# Schedule A: Dodge Cove Land Use Map

North Coast Regional District





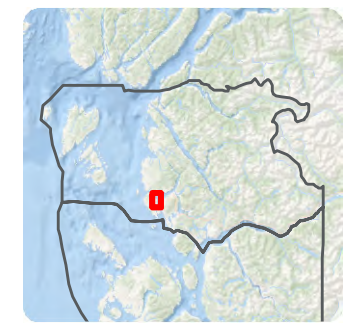
# North Coast OCP Dodge Cove Local Area Plan

## SCHEDULE 'A' - Dodge Cove Land Use

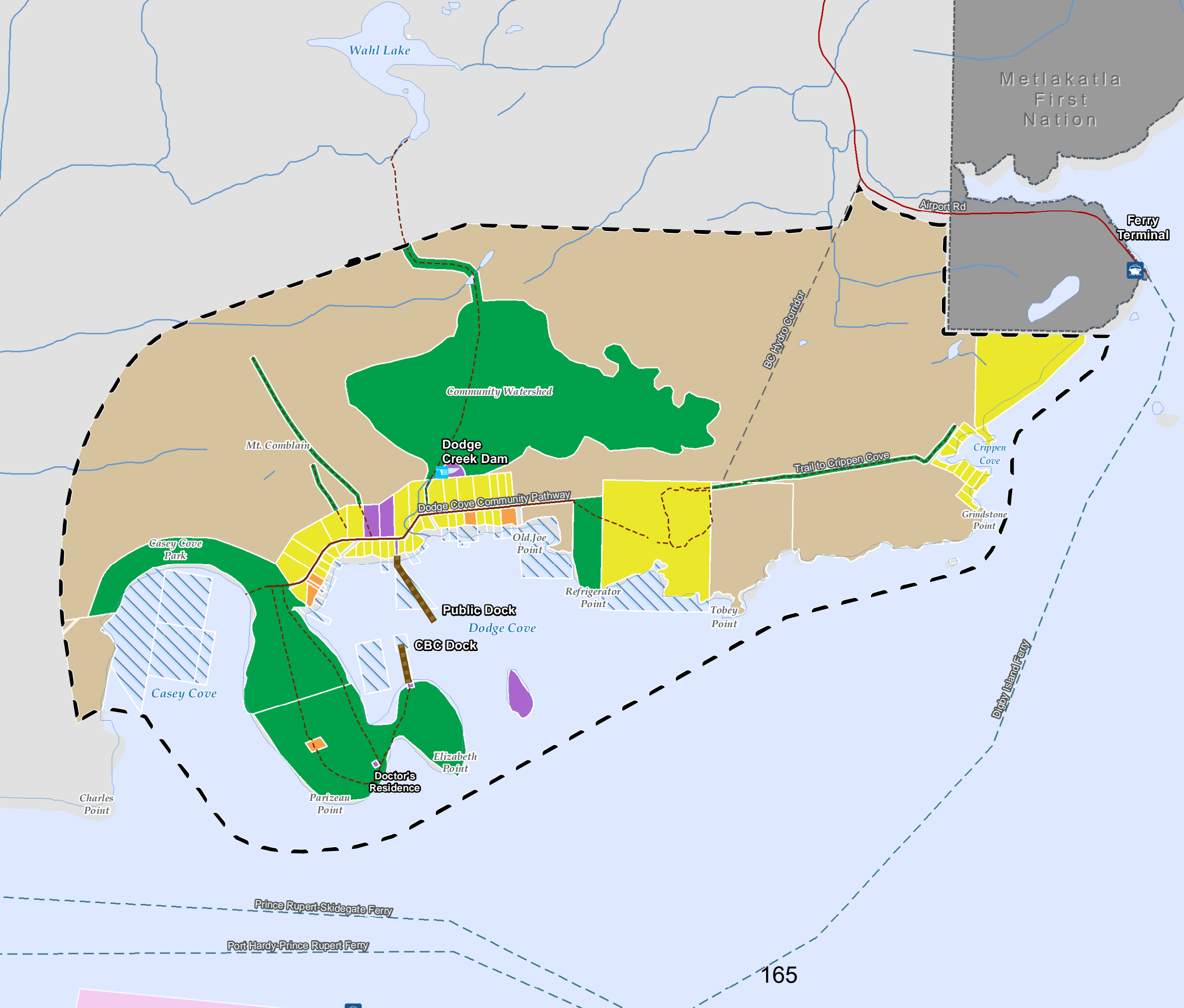
- |   |                                 |
|---|---------------------------------|
| Community Plan Boundary                 | First Nation Reserve            |
| Residential                             | Prince Rupert Airport Authority |
| Residential / Light Industrial          | Road              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

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January 17, 2017



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





# Oona River: Local Area Plan

North Coast Regional District







**September 2016**

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SCHEDULES

SCHEDULE B: OONA RIVER LAND USE MAP

## 1.0 OONA RIVER LOCAL AREA PLAN

### 1.1 HISTORY OF OONA RIVER

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

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





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

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

## 1.2 EXISTING DEVELOPMENT

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



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

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

## 1.3 COMMUNITY CHARACTER STATEMENT

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

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



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

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



## 1.4 OONA RIVER BOUNDARY

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





## 1.5 PRIVATE LANDS

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



# North Coast OCP Oona River Local Area Plan

**FIGURE 'B-1'**  
**Oona River Boundary**

-  Community Plan Boundary
-  Cadastral
-  Roads
-  Ferry Route

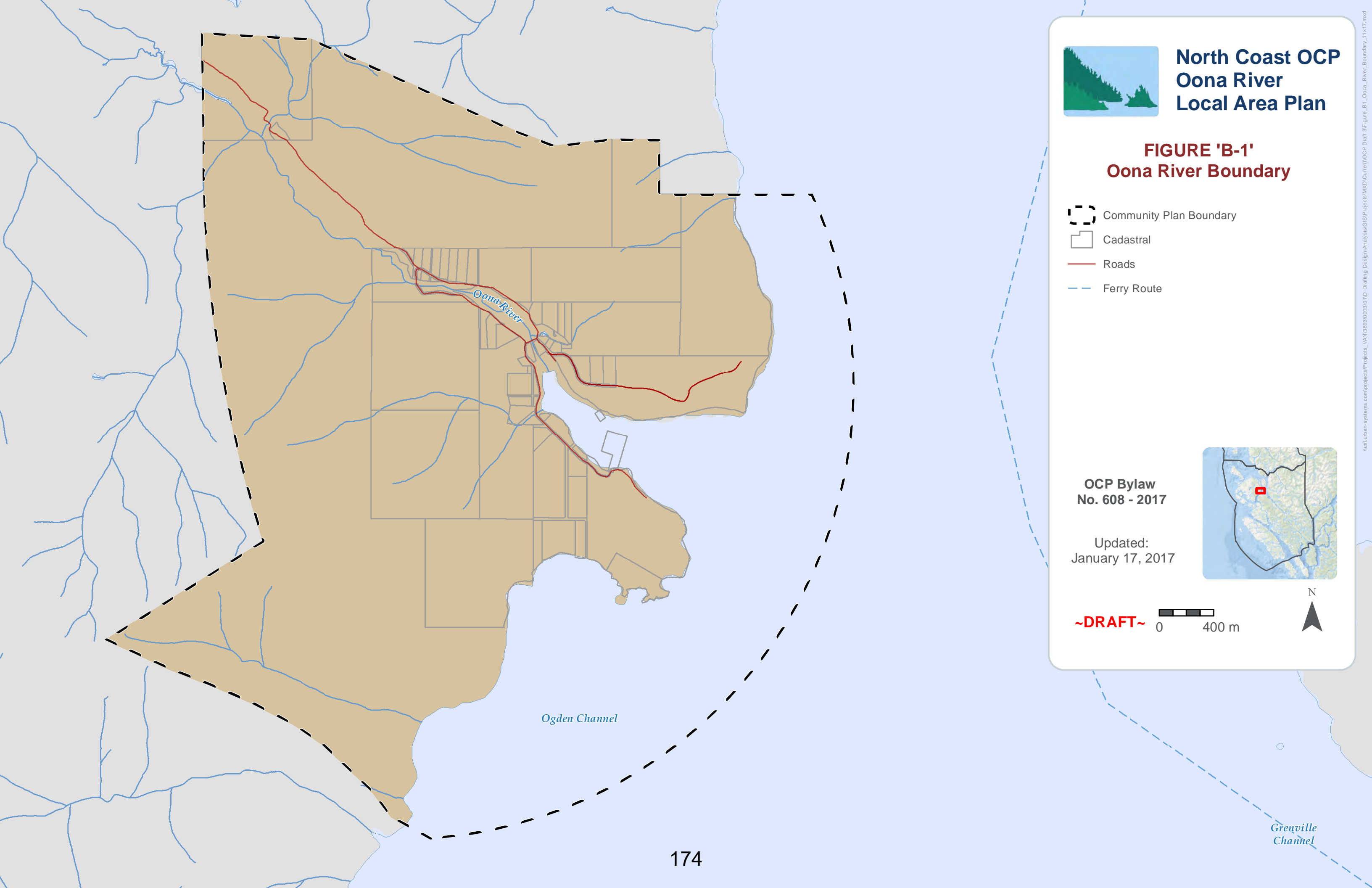
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# North Coast OCP Oona River Local Area Plan

**FIGURE 'B-2' -  
Oona River Private Lands**

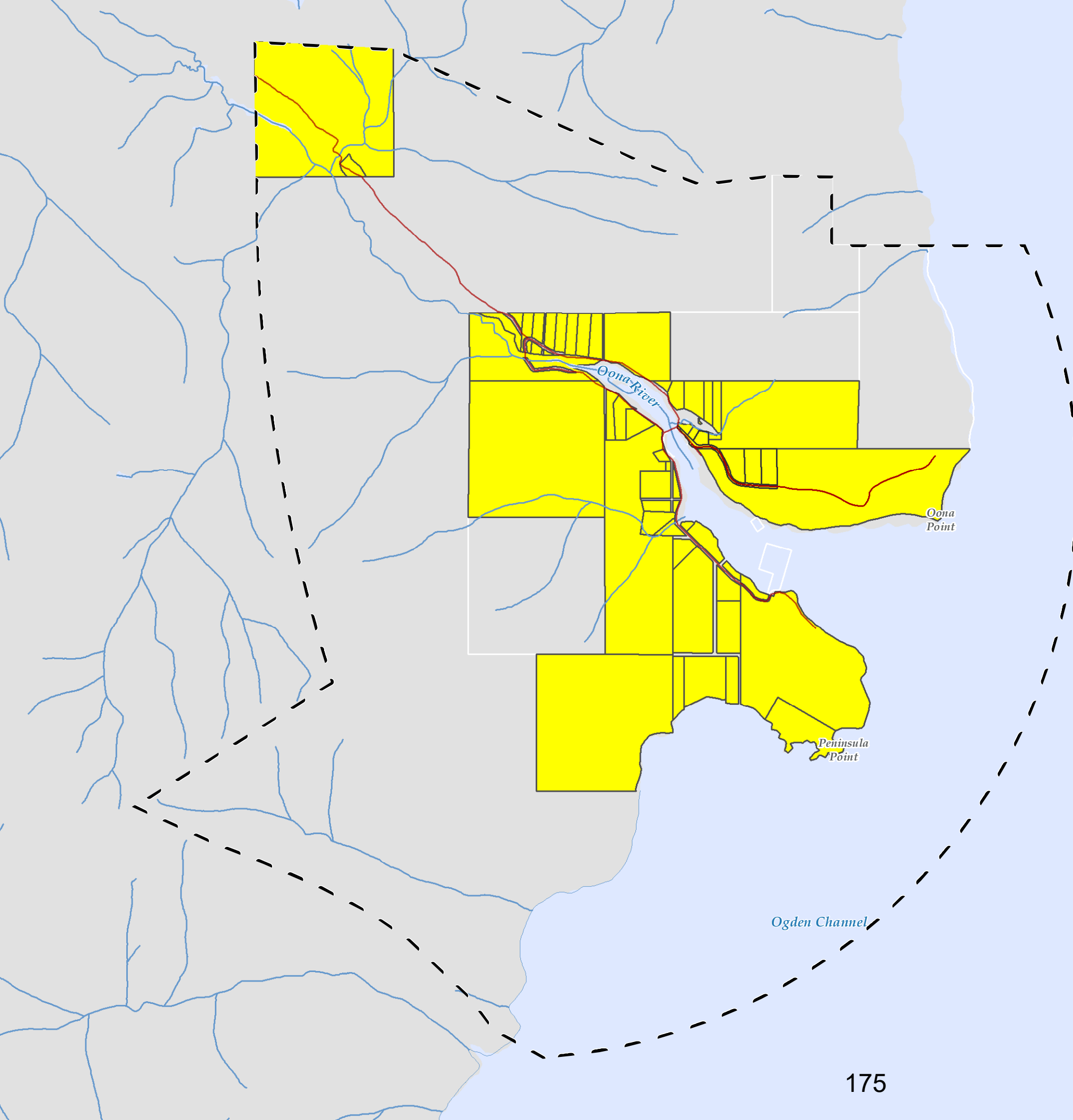
-  Community Plan Boundary
-  Private Lands

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January 17, 2017

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## 2.0 PLANNING PRINCIPLES

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

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



## 3.0 LAND USE IN OONA RIVER

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



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

### 3.1 RURAL

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

#### 3.1.1 Objectives

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

#### 3.1.2 Policies

The Regional District will:

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

## 3.2 PARKS, NATURAL AMENITIES AND RECREATION

The Parks, Natural Amenities and Recreation Designation provides protection for important community amenities and a framework for designating areas for park and recreation space. This designation also supports the protection of natural amenity areas, such as watersheds, community trails, sensitive coastal areas, the Oona River estuary, fishing and hunting areas, and local beaches.

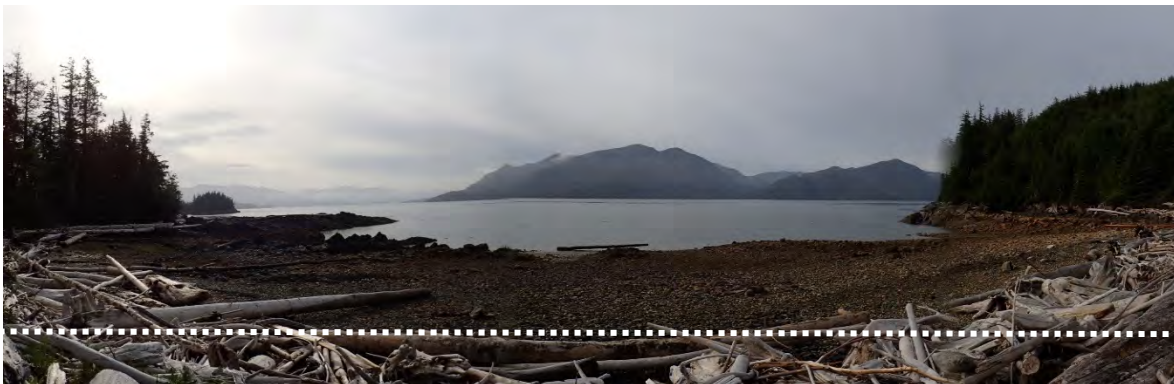
### 3.2.1 Objectives

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

### 3.2.2 Policies

The Regional District will:

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





## 4.0 DEVELOPMENT POLICIES

### 4.1 ENVIRONMENTALLY SENSITIVE AREAS AND HAZARD AREAS

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



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




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

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



# North Coast OCP Oona River Local Area Plan

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

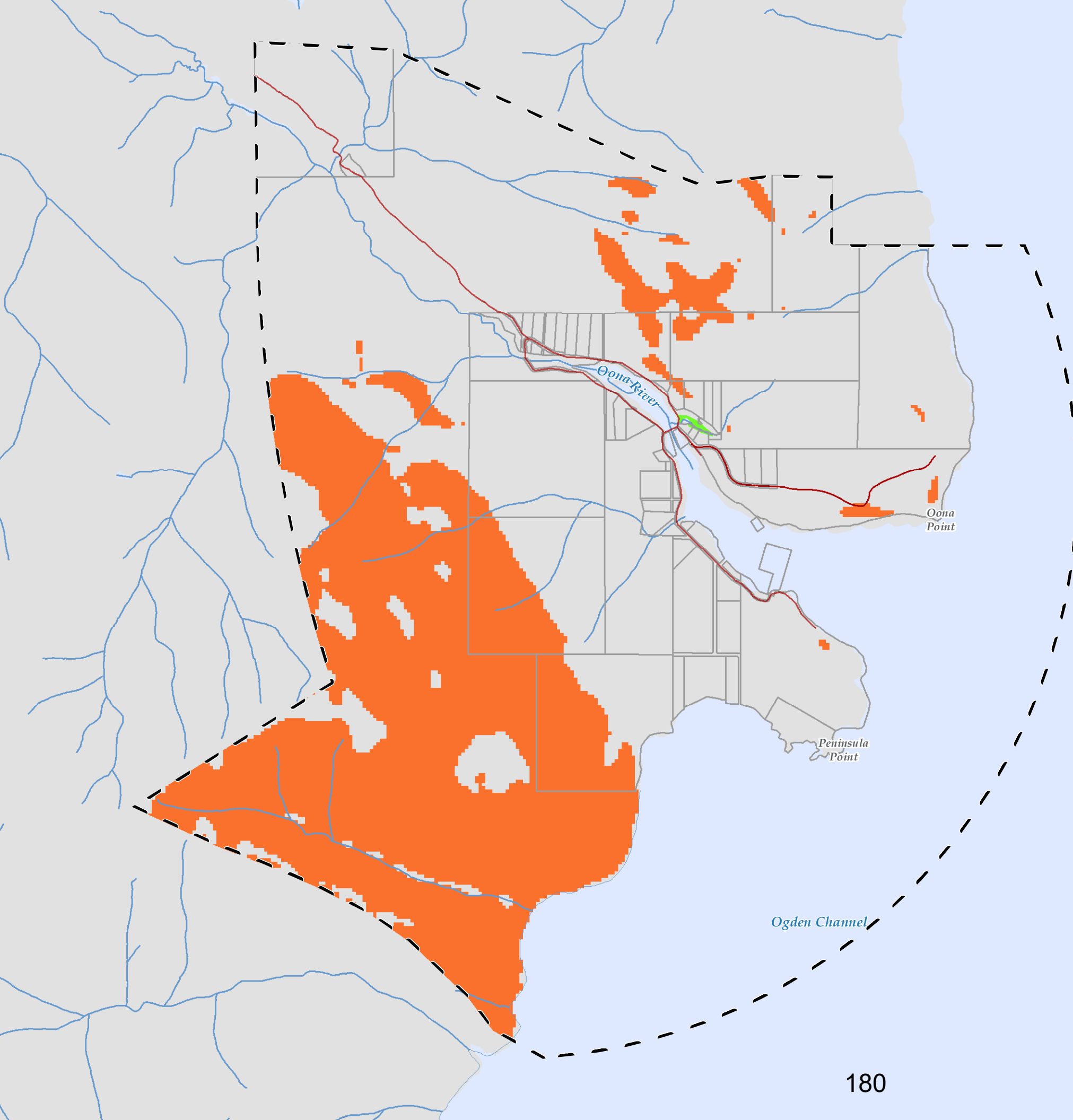
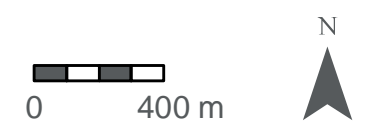
-  Community Plan Boundary
-  Slopes over 30%
-  Wetland

OCP Bylaw  
No. 608 - 2017

Updated:  
January 17, 2017



**~DRAFT~**



## 4.2 SUBDIVISION GUIDELINES

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

### 4.2.1 Minimum Lots Sizes

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

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

### 4.2.2 Water Systems

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

### 4.2.3 On-Site Sewage Disposal

Each proposed lot in a subdivision should have sufficient area, with suitable site conditions, to accommodate an on-site sewage disposal system capable of reliably servicing a four bedroom single-detached residence. Alternatively, lots may be serviced by a community sewage disposal system. The sizing of the sewage disposal system must be based on a reasonable estimate of the typical flow rate that will be generated by a particular use.

## 4.3 DEVELOPMENT REVIEW & PROCEDURES

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



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

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

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



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

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

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

All evaluations required by this section are deemed to be advisory, for the purpose of providing staff and the Regional Board with the information needed to evaluate proposed amendments to the North Coast Official Community Plan and Oona River LAP. The Regional Board will be guided by their review and evaluation of the North Coast OCP and the Oona River LAP, but is not bound by them.



# Schedule B: Oona River Land Use Map




North Coast Regional District





# North Coast OCP Oona River Lcoal Area Plan

## SCHEDULE 'B' - Oona River Land Use

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

OCB Bylaw  
No. 608 - 2017

Updated:  
January 17, 2017

**~DRAFT~**

0 400 m



Ogden Channel

## NORTH COAST REGIONAL DISTRICT

## BYLAW NO. 612, 2017

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A bylaw to authorize the borrowing of the estimated cost of constructing and improving library facilities on Haida Gwaii

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**WHEREAS** it is deemed desirable and expedient to construct and improve Vancouver Island Regional Library facilities on Haida Gwaii;

**AND WHEREAS** the estimated cost of constructing and improving library facilities on Haida Gwaii including expenses incidental thereto is the sum of \$1,500,000 of which the sum of \$1,500,000 is the amount of debt intended to be borrowed by this bylaw;

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

1. The Board is hereby empowered and authorized to undertake and carry out or cause to be carried out the construction and improvements to library facilities on Haida Gwaii generally in accordance with general plans on file in the regional district office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:
  - a. To borrow upon the credit of the North Coast Regional District a sum not exceeding \$1,500,000.
  - b. To construct and/or renovate Vancouver Island Regional Library facilities and to acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with the construction of the said construction and improvements to library facilities on Haida Gwaii.
2. The maximum term for which debentures may be issued to secure the debt created by this bylaw is 20 years.
3. This bylaw may be cited as "Vancouver Island Regional Library Loan Authorization Bylaw No. 612, 2017".

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2017.

---

Chair

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Corporate Officer



## Referral Memo

**Date:** 10 February 2017  
**To:** Doug Chapman, CAO  
**From:** Morganne Williams, Consultant

**Regarding:** Forests, Lands and Natural Resource Operation, Map Reserve

**Location:** Moresby Island, Cumshewa Power Line

**Summary of the Referral:**

Proponent: Stantec

Tenure Type: Withdrawal from Map Reserve for Power Line Project

Area: 17.22 ha for preferred route (Nav Canada)  
26.298 ha for alternative route (Alliford Bay)

Term: indefinite

**Comments from Moresby Island APC:**

Members did not make an official recommendation; however, two members indicated they were not opposed to this application.

**Background Information:**

Note: This application is to tie into the Atlantic Power transmission line to supply electric power to the existing Coastguard communications site under Lands file 6402658, rather than the current diesel generator. This application is for the Southern Route option (Nav Canada).

Zoning Designation: not zoned

**Attachments:**

1. Application 6 pages

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To:	Clint Hoffman Canadian Coast Guard - Marine & Civil Infrastructure Fisheries & Oceans Canada 25 Huron Street Victoria, BC V8V 4V9	From:	Jon Hopper and Kara Hewgill Stantec Consulting Ltd. 11-2042 Mills Road Sidney, BC V8L 5X4
File:	123220681	Date:	November 23, 2016

---

**Reference:** Map Reserve Application Cumshewa Power Line Project Description

## INTRODUCTION

This memo provides the supporting information to accompany the proposal for a Conditional Withdrawal Map Reserve (Section 16 British Columbia *Land Act*) for the Cumshewa Power Line Project (the Project) located southwest of the Town of Sandspit on Moresby Island in Haida Gwaii, British Columbia. The Canadian Coast Guard (CCG) is considering two route options (Figure 1) for a proposed power line to serve the existing CCG Cumshewa radio tower station (the Site). The two route options are referred to as the "Alliford Bay" and "Nav Canada" routes.

The Alliford Bay (Northern) route option is approximately 6.46 km in length and gains 614 m in elevation from just south of Alliford Bay to the radio tower site.

The Nav Canada<sup>1</sup> (Southern) route option is approximately 4.18 km in length and gains 103 m in elevation from the tie-in to an existing Navigation Canada power line north to the radio tower.

CCG's preferred option is the Nav Canada route as it has been determined it would be more cost effective, less exposure to power outages, and has smaller environmental impact.

## PROJECT SETTING

The Project area is dominated by maturing second-growth forest and more recently logged (shrubby) areas, with scattered wetlands and small drainages, and a network of roads and trails. There are three biogeoclimatic units in the Project area: submontane variant of the Coastal Western Hemlock wet hypermaritime subzone (CWHwh1); montane variant of the Coastal Western Hemlock wet hypermaritime subzone (CWHwh2); and Mountain Hemlock wet hypermaritime subzone (MHwh) (Figure 1). The CWHwh subzone and its wh1 and wh2 variants contain most of the productive forests on Haida Gwaii and are characterized by Sitka spruce (*Picea sitchensis*), western hemlock (*Tsuga heterophylla*), and western red-cedar (*Thuja plicata*), plus yellow-cedar (*Xanthocyparis nootkatensis*) in the higher elevation wh2 (Banner et al. 2014). Above the CWHwh2 is the MHwh, a forested subalpine area characterized by yellow-cedar and mountain hemlock (*Tsuga mertensiana*) (Banner et al. 2014).

The Alliford Bay route option passes through all three of the biogeoclimatic units (Figure 1). The Alliford Bay route option has a combination of inactive or active road access (55%) and limited

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<sup>1</sup> The attached Environmental Constraints Analysis Report refers to the Nav Canada route as the Atlantic Power route.

**Reference: Map Reserve Application Cumshewa Power Line Project Description**

or no access (45%), and runs predominately through logged over areas (ratio of forest to recently logged area<sup>2</sup> is 13:87).

The Nav Canada route option passes through two of the biogeoclimatic units (Figure 1). The Nav Canada route option has less existing access than the Alliford Bay route option (inactive road access 33%; no access 67%), but also runs predominately through logged over areas (ratio of forest to recently logged area is 42:58).

## **PURPOSE OF THE PROJECT**

The purpose of the Project is to provide a reliable source of power for CCG's Cumshewa radio tower station located on Cumshewa Mountain. The radio tower is currently powered by a diesel generator. The generator would remain in place as backup power source, but a connection to the provincial electrical grid will provide a consistent, reliable source of power to the Site. The Site is of significance as it provides the CCG with effective marine radio communication for the Marine Communications and Traffic Services (MCTS) Program around Haida Gwaii and other areas. Safety of mariners and marine environmental protection in Canadian waters is highly dependent on the efficient and timely communication of information. This site ensures a reliable communication system is available on a 24/7 basis to contribute to the safety of life at sea, the protection of the marine environment, the safe and efficient navigation of shipping in Canadian waterways, and maritime domain awareness. Legal basis or authority for the MCTS program is found in the *Constitution Act, 1867*, the *Oceans Act*, the *Canada Shipping Act, 2001* and in virtue of an agreement with Transport Canada, the *Arctic Waters Pollution Prevention Act, 2001*.

## **PROJECT SCHEDULE**

The construction of the Project is scheduled to commence in May 2017 with an anticipated completion date of November 2017.

## **SITE DESCRIPTION**

### **SUPPORTING STRUCTURES AND FEATURES**

The construction and maintenance of the power line requires the development of supporting structures such as buildings and helipads. Currently there is a building in place at the Site and no further buildings are required.

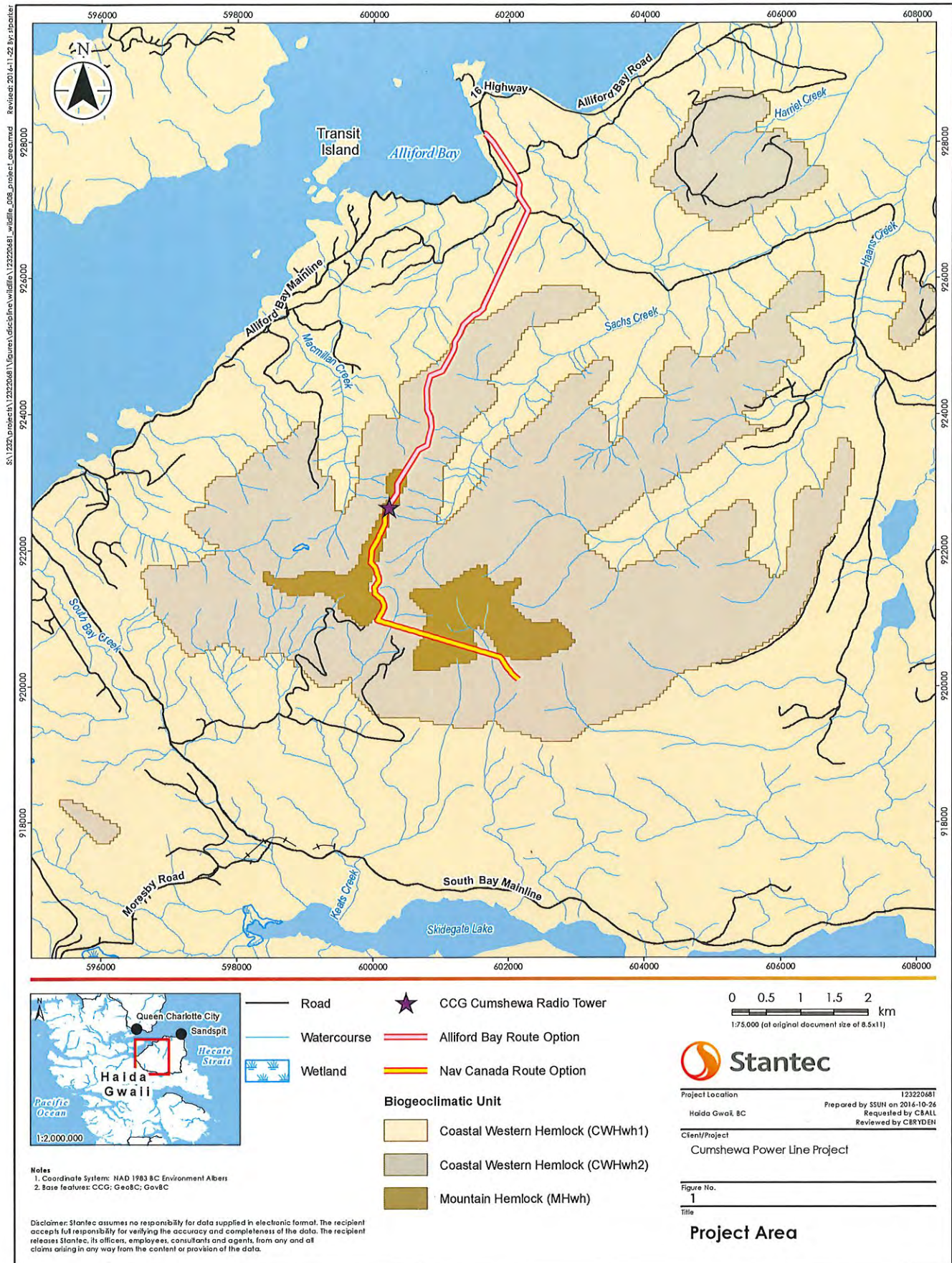
Helicopter landing pads will be required on both route options. Helicopter pads will be constructed of either aluminum or timber. Helicopter pads will be located at 500 m intervals on the centerline of the right-of-way (ROW). Each helicopter landing pad will require a cleared area of 50 m x 50 m. The Alliford Bay (Northern) Route option includes nine proposed helicopter landing pads. The Nav Canada (Southern) Route option includes eight proposed helicopter landing pads.

A trail suitable for ATV travel between each helicopter pad may also be developed. No other supporting structures or features for either route option are anticipated.

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<sup>2</sup> Based on 2013 imagery.







**Reference: Map Reserve Application Cumshewa Power Line Project Description**

## COORDINATES

The Coordinates for the start and end of each route option are presented below in Table 1.

**Table 1 Coordinates for Tie-in to Electrical Grid and Connection Point with Cumshewa Radio Tower**

Route Option	Tie-in Point with Electricity Grid	Connection Point with Cumshewa Radio Tower
Alliford Bay (Northern)	601629 Albers easting 928120 Albers northing	600221 Albers easting 922649 Albers northing
Nav Canada (Southern)	600219 Albers easting 922641 Albers northing	602147 Albers easting 920106 Albers northing

## TOTAL LAND REQUIRED

The Alliford Bay route option consists of a ROW that is approximately 6,462 m long and 40 m wide for a total area of approximately 258,480 m<sup>2</sup> or 25.848 ha. Each helicopter pad will be approximately 50 m x 50 m and centered on the 40 m wide ROW. This would result in an additional 500 m<sup>2</sup> of clearing per helicopter pad outside of the clearing required for the ROW. The clearing required to accommodate the nine helicopter pads is an additional 4,500 m<sup>2</sup> for a total required land area of 26.298 ha.

The Nav Canada route option consists of a ROW that is approximately 4,180 m long and 40 m wide for a total area of approximately 167,200 m<sup>2</sup> or 16.72 ha. The Nav Canada route option includes eight proposed helicopter landing pads resulting in a total of 4,000 m<sup>2</sup> or 0.4 ha of additional area to be cleared for the helicopter pads. The clearing required accommodating the eight helicopter pads and the ROW results in a total required land area of 17.12 ha.

## AFFECTED LAND USE

The proposed route options for the Project may cross through two Tree Farm Licenses (TFL) that could be affected by the development of the ROW for the Project. TFL58 is operated by Teal Cedar and TFL60 is operated by Taan Forestry. Negotiations with these Forestry Companies will be completed to confirm the route and mitigate impacts to their harvesting plans. Table 2 below presents the area of each route option that falls within TFL58 and TFL60.

**Table 2 Area of ROW Route in the Affected TFLs**

Route Option	Area of Proposed ROW that is in TFL58 (ha)	Area of Proposed ROW that is in TFL60 (ha)
Alliford Bay (Northern)	7.35	17.49
Nav Canada (Southern)	7.99	8.73

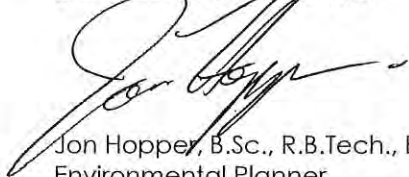
**Reference: Map Reserve Application Cumshewa Power Line Project Description**

The CCG has had preliminary discussions with the Province regarding the trees felled from the ROW; the current plan is to cut and leave to waste. The TFL Operators will have first right of refusal to harvest the fallen trees on the ROW. If the wood is not claimed by the TFLs, timber salvage companies with either the TFL or the Province will have second rights.

Burning of waste wood may be implemented in sections of the ROW. This will be considered on a case by case basis and implemented in areas where it would be useful to remove the tree waste. It will likely depend if machine access to the area in question exists, and cases where there is existing machine access to the area of the ROW and if the TFL Operator or a salvager will be involved.

A CCG visual impact assessment report is appended to this memo. The report shows the visual impact on the landscape that the proposed ROW, for each route option, would produce. The Alliford Bay route includes renderings from three locations- Skidegate Ferry Terminal, Alliford Bay Ferry Terminal and from a location in mid crossing. The Nav Canada route includes renderings from two locations on the south shore of Skidegate Lake. A CCG Cumshewa Powerline Environmental Constraints Analysis Report is also appended to this memo. The report addresses the environmental impact of both proposed routes and discusses the environmental constraints of the vegetation, wildlife, and fish characteristics of the Project.

**STANTEC CONSULTING LTD.**



Jon Hopper, B.Sc., R.B.Tech., EP  
Environmental Planner  
Phone: (250)975-0047  
Jon.Hopper@stantec.com



Kara Hewgill, B.Sc.  
Senior Associate, Environmental Services  
Phone: (250) 655-2291  
Kara.Hewgill@stantec.com

Attachments: CCG Cumshewa Powerline Environmental Constraints Analysis Report  
CCG Cumshewa Powerline Visual Impact Assessment Report  
CCG Cumshewa Powerline Detailed Maps

c. Clint Hoffman, CCG

**Reference: Map Reserve Application Cumshewa Power Line Project Description**

## **REFERENCES**

Banner, A., W.H. MacKenzie, J. Pojar, A. MacKinnon, S.C. Saunders, and H. Klassen. 2014. A field guide to ecosystem classification and identification for Haida Gwaii. Land Management Handbook 68. Province of BC, Victoria, BC.

## Referral Memo

**Date:** 10 February 2017  
**To:** Doug Chapman, CAO  
**From:** Morganne Williams, Consultant

**Regarding:** Forests, Lands and Natural Resource Operations, Map Reserve Amendment

**Location:** Graham Island, Lina Narrows

### Summary of the Referral:

**Proponent:** Haida Gwaii Natural Resource District  
**Tenure Type:** Map Reserve Amendment  
**Area:** addition of 6.3 ha (total Map Reserve proposed to be 279 ha)  
**Term:** long-term

### Comments from Graham Island APC:

APC members had no comment on this application as it appears to be a housekeeping amendment.

### Background Information:

Information requested from the applicant was not received. Any additional information provided by noon on February 17 will be provided to the Board at the meeting.

**Zoning Designation:** Not zoned

### Attachments:

1. Application 1 page
2. Mapping 1 page





# Proposal for Reserves Notations Designations Transfer of Administration

- ☐ ORDER-IN-COUNCIL RESERVE (SEC. 15)  
☒ MAP RESERVE (SEC. 16)  
☐ TRANSFER OF ADMINISTRATION (SEC. 106)  
☐ TRANSFER OF ADMINISTRATION & CONTROL (SEC. 31)

- ☐ DESIGNATED USE AREA (SEC. 17)  
☐ DESIGNATED CLOSURE AREA (SEC. 66)  
☐ NOTATION OF INTEREST

**AGENCY NAME:**

Ministry of Forests, Lands, and Natural Resource Operations

**AGENCY FILE NO:**

0272705

**RESPONSIBLE OFFICIAL FOR  
CONTACT:**

Alvin Cober, Ecosystem Biologist

**AGENCY ADDRESS:**Haida Gwaii Natural Resource District  
P.O. Box 39, Queen Charlotte, B.C. V0T 1S0**PHONE NO:**

250-559-6247

**LAND PURPOSE:**

Fish and Wildlife Management

**LAND LOCATION:**

Lina Narrows - Graham Island

**LAND DISTRICT:**

Queen Charlotte

**AREA (ha):**

279.0 ha

- ☒ Digital Shapefile (.SHP) supplied in BC Albers NAD83 projection

**CROWN LAND IS:**

- ☐ SURVEYED  
- GIVE LEGAL  
DESCRIPTION

OR

- ☒ UNSURVEYED  
- GIVE METES  
AND BOUNDS  
DESCRIPTION

Amend the existing Section 16 Map Reserve established over the estuaries of the Honna River, Tarund Creek and Lina Narrows to include additional estuary wetlands and intertidal flats up to the high water mark.

Area of existing Section 16 Map Reserve: 272.7 ha

Area to amend into Section 16 Map Reserve: 6.3 ha

THE AREA REQUESTED IS OUTLINED **IN RED** ON ATTACHED MAP (IF APPLICABLE)

**Term Required**

- ☐ 1 YEAR ☐ 2 YEARS ☐ 3 YEARS ☐ 4 YEARS ☐ 5 YEARS ☒ OTHER Long term

**RATIONALE FOR PROPOSAL (ATTACH SEPARATE SHEET IF NECESSARY)**

The areas proposed for addition to the existing Lina Narrows Section 16 Map Reserve reflect new mapping information for intertidal areas not available at the time of original application in 1976 or included in previous revisions to the map reserve boundary. The intention is to establish a Wildlife Management Area over the amended intertidal and subtidal areas.

**PROPOSAL IMPACT ON EXISTING OR POTENTIAL LAND USE (ATTACH SEPARATE SHEET IF NECESSARY)**

Lina Narrows was established as a map reserve for fish and wildlife in the late 1970s. The area was rated as one of the top ranked coastal wetlands under the North Coast Wetlands Program as part of the Pacifica Estuary Conservation Program. Conservation of these foreshore areas is consistent with the Haida Gwaii Marine Area Plan IUCN V Protection category.

AGENCY  
AUTHORIZATION

Date

Nov. 18, 2016

Signature

Title

Ecosystem Biologist

FOR OFFICIAL  
USE ONLY

DATE RECEIVED (D/M/Y)  
/ /

FILE NO.

ADMINISTRATIVE REGION

LAND INSPECTION REQUIRED

☐ YES ☐ NO

PROPOSAL FOR

- ☒ FORESHORE ☐ OTHER

LAND IN

- ☐ PLANNED AREA ☐ UNPLANNED  
AREA ☐ PROVINCIAL  
FOREST



ESTIMATE OF LAND VALUE

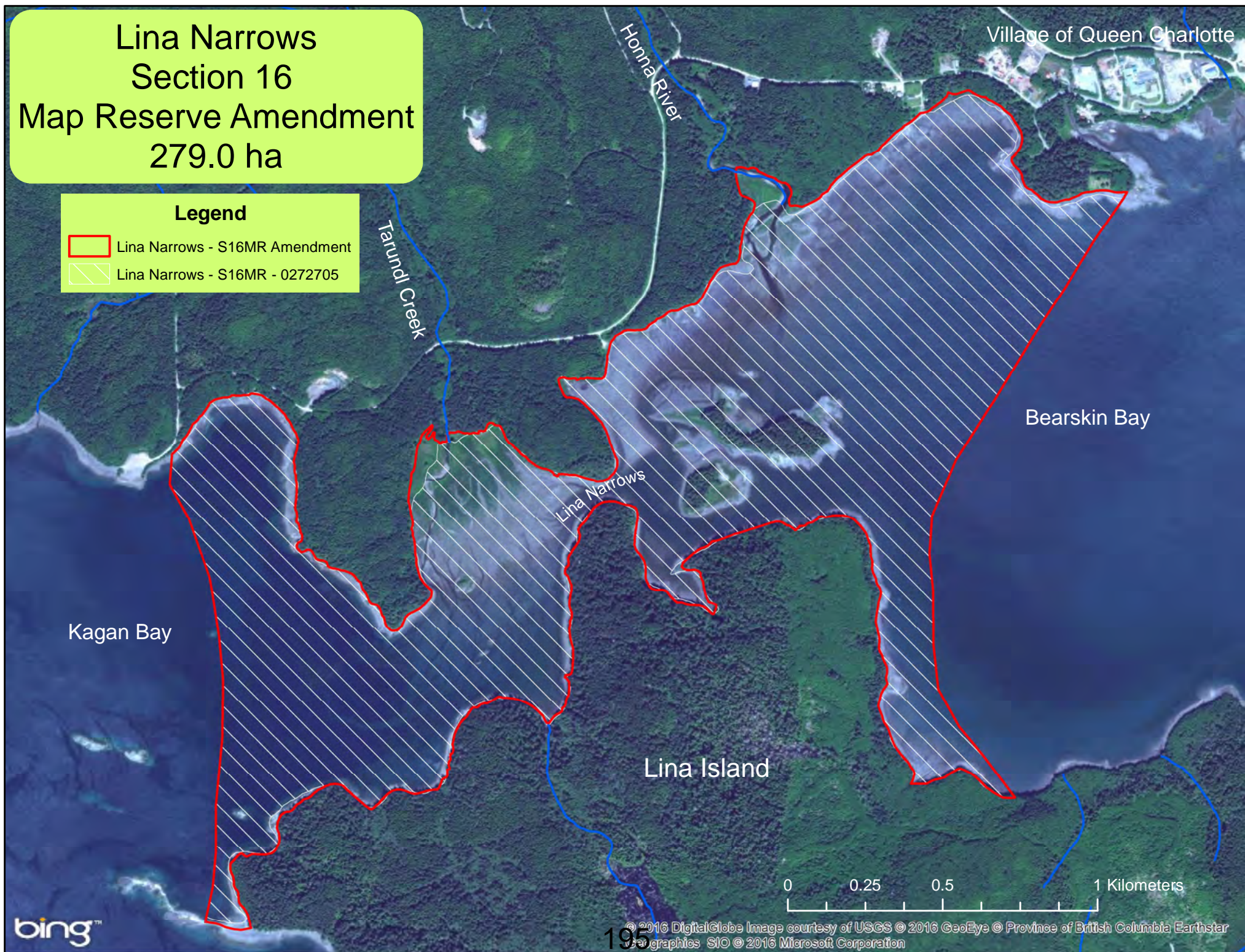
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Lina Narrows  
Section 16  
Map Reserve Amendment  
279.0 ha

Legend

-  Lina Narrows - S16MR Amendment
-  Lina Narrows - S16MR - 0272705





## Referral Memo

**Date:** 10 February 2017  
**To:** Doug Chapman, CAO  
**From:** Morganne Williams, Consultant

**Regarding:** Forests, Lands and Natural Resource Operation

**Location:** Graham Island, Naden Harbour

**Summary of the Referral:**

Proponent: Don Vanderhorst Consulting Ltd.

Tenure Type: Licence of Occupation

Area: 13.3 ha

Term: Seasonal Operation; 10 – 30 years

**Comments from Graham Island APC:**

Members did not feel that they had sufficient time to review and comment on this application.

Concerns identified by two members included:

- Proposed use of single point mooring, which results in large area of disturbance;
- list of SARA species does not include marine invertebrates (Northern Abalone); and
- Environmental Assessment does not provide enough information to determine sufficient biological impacts to the site.

**Background Information:**

Zoning Designation: not zoned

It appears that there is a gap in the zoning bylaw associated with Naden Harbour. However, there are two industrial zones along the east side of the Harbour. Original zoning can be seen on page 2.

**Attachments:**

- |                    |          |
|--------------------|----------|
| 1. Application     | 4 pages  |
| 2. Management Plan | 19 pages |
| 3. Maps            | 2 pages  |







# Crown Land Tenure Application

Tracking Number: 100192580

## Application Information

If approved, will the authorization be issued to an Individual or Company/Organization? Company/Organization  
What is your relationship to the company/organization? Consultant

## APPLICANT COMPANY/ORGANIZATION CONTACT INFORMATION

Applicant is an Individual or an Organization to whom this authorization Permit/Tenure/Licence will be issued, if approved.

Name: Queen Charlotte Lodge  
Doing Business As:  
Phone: 604-420-7197  
Fax:  
Email: jsedo@queencharlottelodge.com  
BC Incorporation Number:  
Extra Provincial Inc. No:  
Society Number:  
GST Registration Number:  
Contact Name: John Sedo  
Mailing Address: 180-3600 Lysander Lane  
Richmond BC V7B 1C3

## CONSULTANT INFORMATION

Please enter the contact information of the Individual/Organization who is acting on behalf of the applicant.

Name: DON VANDERHORST CONSULTING LTD.  
Doing Business As:  
Phone: 604-802-1864  
Fax:  
Email: don.vanderhorst@telus.net  
BC Incorporation Number: 549146  
Extra Provincial Inc. No:  
Society Number:  
GST Registration Number:  
Contact Name: Don van der Horst  
Mailing Address: 52 Deerwood Place  
Port Moody BC V3H 4X7  
Letter(s) Attached: Yes (Agent Letter August 2016.pdf)

## CORRESPONDENCE E-MAIL ADDRESS

If you would like to receive correspondence at a different email address than shown above, please provide the correspondence email address here. If left blank, all correspondence will be sent to the above given email address.

Email:  
Contact Name: Don van der Horst

## ELIGIBILITY

Question	Answer	Warning
----------	--------	---------

Do all applicants and co-applicants meet the eligibility criteria for the appropriate category as listed below?	Yes	
---	-----	--

Applicants and/or co-applicants who are Individuals must:

1. be 19 years of age or older and
2. must be Canadian citizens or permanent residents of Canada. (Except if you are applying for a Private Moorage)

Applicants and/or co-applicants who are Organizations must either:

1. be incorporated or registered in British Columbia (Corporations also include registered partnerships, cooperatives, and non-profit societies which are formed under the relevant Provincial statutes) or
2. First Nations who can apply through Band corporations or Indian Band and Tribal Councils (Band or Tribal Councils require a Band Council Resolution).

## TECHNICAL INFORMATION

Please provide us with the following general information about you and your application:

### EXISTING TENURE DETAILS

Do you hold another Crown Land Tenure?

Yes

Please specify your file number:

0306179

If you have several file numbers, please make a note of at least one of them above. Example numbers: 1234567, 153245, others

### ALL SEASONS RESORTS

The All Seasons Resorts Program serves to support the development of Alpine Ski and non-ski resorts on Crown land. For more detailed information on this program please see the operational policy and if you have further questions please contact FrontCounter BC.

Are you applying within an alpine ski resort? No

### WHAT IS YOUR INTENDED USE OF CROWN LAND?

Use the "Add Purpose" button to select a proposed land use from the drop down menu.

If you wish to use Crown land for a short term, low impact activity you may not need to apply for tenure, you may be authorized under the Permissions policy or Private Moorage policy.

To determine if your use is permissible under the Land Act please refer to either the Land Use Policy - Permissions or Land Use Policy - Private Moorage located here.

Purpose	Tenure	Period
Commercial General	Licence of Occupation	Ten to thirty years
Seasonal Operation		

### ACCESS TO CROWN LAND

Please describe how you plan to access your proposed crown land from the closest public road:

Water access only from Massett, BC

### COMMERCIAL GENERAL

Applies to all general commercial uses of Crown upland and aquatic land not covered under more specific land use policies, including policy for filming, marinas and golf courses.

Specific Purpose:	Seasonal Operation
Period:	Ten to thirty years
Tenure:	Licence of Occupation

### TOTAL APPLICATION AREA

Please give us some information on the size of the area you are applying for.

Please specify the area: 13.3 hectares

### ALL SEASONS RESORT

If your activities include more than one million dollars in Recreational Infrastructure and more than 100 Commercial Bed Units, your activities may fall under the All Seasons Resort Policy.

Are you applying to build an all season resort as defined under the All Seasons Resort Policy, No

including more than one million dollars in  
Recreational Infrastructure and more than 100  
Commercial Bed Units?

#### IMPORTANT CONSIDERATIONS

Are you intending to use the land as a shooting range or shooting club for discharge of firearms? No

#### ADDITIONAL QUESTIONS

In many cases you might require other authorizations or permits in order to complete your project. In order to make that determination and point you in the right direction please answer the questions below. In addition, your application may be referred to other agencies for comments.

Is the Applicant or any Co-Applicant or their Spouse(s) an employee of the Provincial Government of British Columbia? No

Are you planning to cut timber on the Crown Land you are applying for? No

Are you planning to use an open fire to burn timber or other materials? No

Do you want to transport heavy equipment or materials on an existing forest road? No

Are you planning to work in or around water? Yes

1. If you will be working in or around fresh water, you will require a Water Sustainability Act Change Approval or Notification from the Province.2. The federal Department of Fisheries and Oceans might need to review your project.3. Review the Transport Canada website if the Navigation Protection Act applies.

Does your operation fall within a park area? No

#### LOCATION INFORMATION

Please provide information on the location and shape of your Crown land application area. You can use one or more of the tools provided.

#### ATTACHED DOCUMENTS

Document Type	Description	Filename
General Location Map	General Location Map and Application Area	Application Area Mooring Bu...
Management Plan	Management Plan	Mgmt Plan - Mooring Buoys A...
Other	Current Location of Mooring Buoys	Current Location of Mooring...
Other	Environmental Overview Assessment Report	Environmental Overview Asse...
Site Plan	Proposed Location of Mooring Buoys and Site Plan	Proposed Location of Moorin...

**PRIVACY DECLARATION**

☒ Check here to indicate that you have read and agree to the privacy declaration stated above.

**REFERRAL INFORMATION**

Some applications may also be passed on to other agencies, ministries or other affected parties for referral or consultation purposes. A referral or notification is necessary when the approval of your application might affect someone else's rights or resources or those of the citizens of BC. An example of someone who could receive your application for referral purposes is a habitat officer who looks after the fish and wildlife in the area of your application. This does not apply to all applications and is done only when required.

Please enter contact information below for the person who would best answer questions about your application that may arise from anyone who received a referral or notification.

**Company / Organization:** Queen Charlotte Lodge  
**Contact Name:** John Sedo  
**Contact Address:** 180-3600 Lysander Lane  
Richmond BC V7B 1C3  
**Contact Phone:** 604-420-7197  
**Contact Email:** jsedo@queencharlottelodge.com

☒ I hereby consent to the disclosure of the information contained in this application to other agencies, government ministries or other affected parties for referral or First Nation consultation purposes.

**IMPORTANT NOTICES**

- Once you click 'Next' the application will be locked down and you will NOT be able to edit it any more.

**DECLARATION**

☒ By submitting this application form, I, declare that the information contained on this form is complete and accurate.

**APPLICATION AND ASSOCIATED FEES**

Item	Amount	Taxes	Total	Outstanding Balance
Crown Land Tenure Application Fee	\$250.00	GST @ 5%: \$12.50	\$262.50	\$0.00

**OFFICE**

**Office to submit application to:** Haida Gwaii

**PROJECT INFORMATION**

**Is this application for an activity or project which requires more than one natural resource authorization from the Province of BC?** No

**APPLICANT SIGNATURE**

Applicant Signature

Date

**OFFICE USE ONLY**

Office Haida Gwaii	File Number	Project Number
	Disposition ID	Client Number



# MANAGEMENT PLAN

Prepared by

*DON VANDERHORST CONSULTING LTD*

for

**Queen Charlotte Lodge Ltd**

File #:

License #:

Date: January 25, 2017

HER MAJESTY THE QUEEN IN THE RIGHT OF THE PROVINCE OF BRITISH COLUMBIA (the "Province") and QUEEN CHARLOTTE LODGE LTD (the "Licensee") hereby agree that this document is the Tenure Management Plan for the purposes of a License of Occupation #\_\_\_\_\_ dated \_\_\_\_\_, from the Province to the "Licensee". The signature of the Province's authorized representative is solely for the purpose of acknowledging the Province's acceptance of this document as the Tenure Management Plan for the purposes of the License and does not represent a certification by the Province or its signatory of any factual content of acceptance of professional responsibility by the Province's signatory for any advice or analysis contained in this document.

\_\_\_\_\_  
Authorized Signature  
Crown Land Adjudication  
Ministry of Forests, Lands and Natural Resource Operations

SIGNED on behalf of QUEEN CHARLOTTE LODGE LTD  
by a duly authorized signatory

\_\_\_\_\_

containing 19 pages (including this page)

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## EXECUTIVE SUMMARY

Queen Charlotte Lodge (QCL) is one of BC's premier sport fishing lodges, and is located on the west side of Naden Harbour, on the northwest corner of Haida Gwaii. During the fall, winter and spring periods, the company needs to relocate its floats to an alternate (safe) location during the winter because the west side of Naden Harbour is subject to significant winter storms and as a result, the floats will be exposed to wind and wave actions that will negatively impact the structures.

The company has identified a suitable foreshore site along the east shore of Naden Harbour for placement of a series of anchors and mooring buoys to provide a safe area for protection of their floats during the period from mid-September to April of each year. In terms of site selection, QCL had previously used existing mooring buoys within the Husby log storage site, situated just north of the application area, however use of that site is no longer available for use by QCL. After some consideration and a review of the east side of Naden Harbour, a suitable site was identified as being the most appropriate location for a permanent winter storage site, given that its location will minimize impacts from wind and wave action within Naden Harbour during the winter months.

In September 2016, QCL placed 4 anchors and mooring buoys along the east side of Naden Harbour. Two of the anchors and mooring buoys are situated within the Lignite Estuary Protected Area (Haida Gwaii Marine Plan – 2015). QCL is aware that the current anchors and mooring buoys have been placed on site without formal authorization from FLNRO and is working with FLNRO to secure a long term authorization for use of this area as a winter storage location for their foreshore improvements. One the conditions of the proposed application is to ensure all improvements that QCL has placed on site are situated outside of the Lignite Estuary Protected Area. QCL has committed to FLNRO that all improvements deemed to be within the protected area will be repositioned within the application area once formal consent for use of the site is granted by FLNRO.

QCL is seeking approval for a License of Occupation over Crown foreshore for a 20 year term for the aforementioned use. The application area encompasses approximately 13 ha, and is located along the east shore of Naden Harbour, north of the Lignite Estuary Protected Area. The subject area is also within the Haida Gwaii Marine Plan (2015), which has created a series of spatial zoning over the plan area. The application area is within a Protection Management Zone (PMZ) called Needdan Gawee, Category IV.

QCL has prepared a site plan for placement of the four (4) anchors and mooring buoys. Each float will have its own Anchor/Anchors and Can Buoy with individual mooring eyes sufficient to hold two (2) main cables and two (2) polysteel safety ropes.

*QCL, as part of its application submission, retained the services of Hatfield Consultants, an environmental consulting firm, to prepare an assessment of potential environmental impacts to terrestrial and aquatic values within and adjacent to the application area, along with recommended mitigation measures to address any impacts to the aforementioned values arising from the proposed installation of anchors and mooring buoys in this location. The report states that provided that QCL follows the avoidance and mitigation measures as outlined in the report, it is unlikely that the activity within the application area will cause notable adverse impacts to the environmental attributes identified in the assessment report.*



## 1.0 BACKGROUND

Queen Charlotte Lodge (QCL) is one of BC's premier sport fishing lodges, and is located on the west side of Naden Harbour, on the northwest corner of Haida Gwaii (see Figures 1 – 1 and 1 – 2).

QCL operates its facility from early May to early September of each year. Similar to most sport fishing facilities along the coast of BC and on Haida Gwaii, during the fall, winter and spring periods, the company needs to relocate its floats (as shown on Figure 1 – 2) to an alternate (safe) location during the winter. The west side of Naden Harbour is subject to significant winter storms and without a suitable mooring location, the floats will be exposed to wind and wave actions that will negatively impact the structures.

The company has identified a suitable foreshore site along the east shore of Naden Harbour for placement of a series of anchors and mooring buoys to provide a safe area for protection of their floats during the period from mid-September to April of each year. In terms of site selection, QCL had previously used existing mooring buoys within the Husby log storage site, situated just north of the application area. However, the mooring buoys within the log sort are quite old and require replacement, plus Husby uses the site for log storage and therefore has advised QCL to seek an alternate winter storage site to use in the long term. After some consideration and a review of the east side of Naden Harbour, the subject site was selected as being the most appropriate location for a permanent winter storage site, given that its location will minimize impacts from wind and wave action within Naden Harbour during the winter months.

In September 2016, QCL placed 4 anchors and mooring buoys along the east shore of Naden Harbour. Two of the anchors and mooring buoys are situated within the Lignite Estuary Protected Area (Haida Gwaii Marine Plan – 2015). QCL is aware that the current anchors and mooring buoys have been placed on site without formal authorization from FLNRO and is working with FLNRO to secure a long term authorization for use of this area as a winter storage location for their foreshore improvements. One the conditions of the proposed application is to ensure all improvements that QCL has placed on site are situated outside of the Lignite Estuary Protected Area (Figure 1 – 3). QCL has committed to FLNRO that all improvements deemed to be within the protected area will be repositioned within the application area once formal consent for use of the site is granted by FLNRO

Figure 2 – 1 illustrates the boundary of the Lignite Estuary Protected Area and the proposed application area with Figure 2 – 2 showing the current location of the 4 anchors and mooring buoys. The site plan (Figure 2 – 3)

outlines where the anchors and mooring buoys will be positioned within the application area once a formal tenure has been issued.

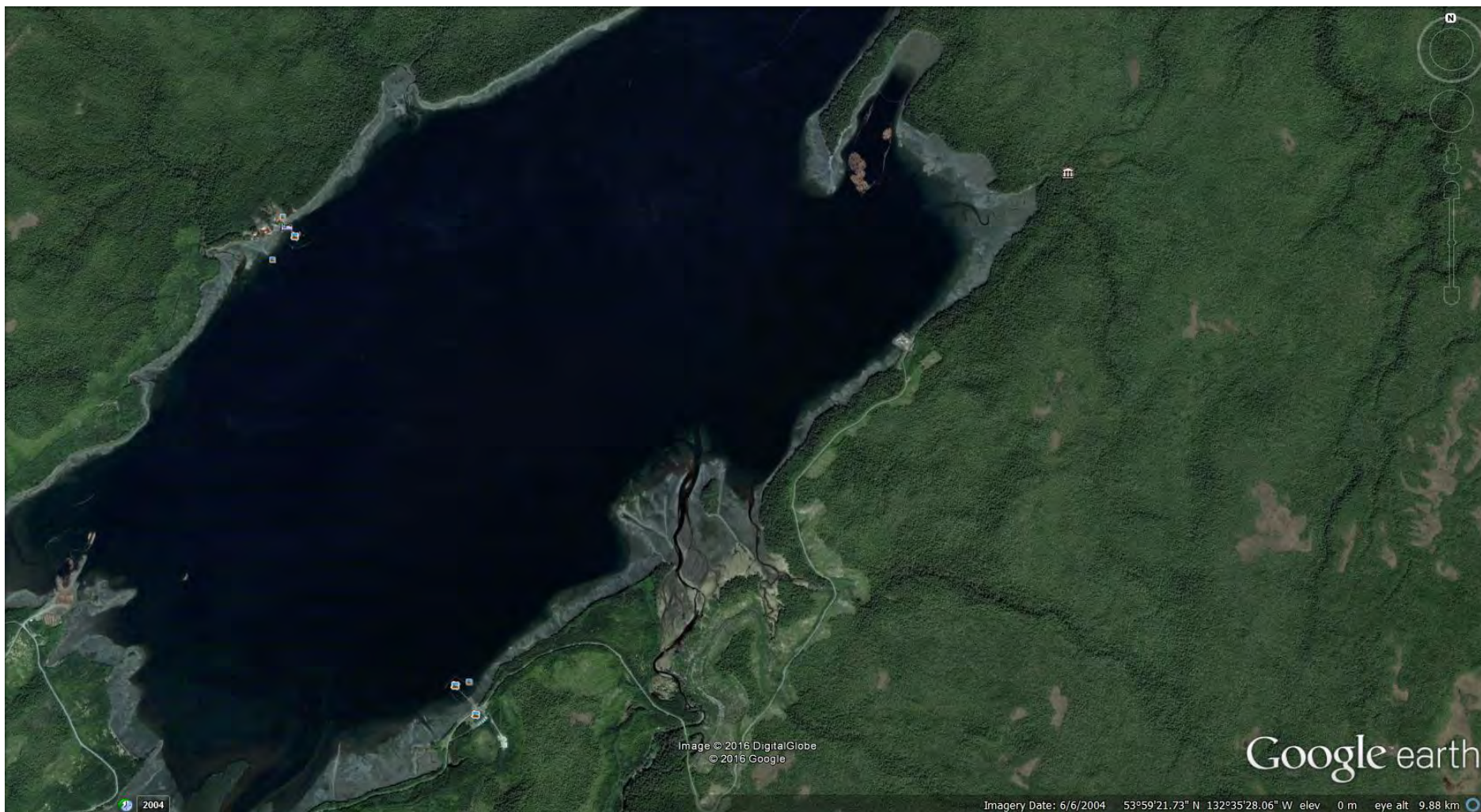
QCL is seeking approval for a License of Occupation over Crown foreshore for a 20 year term for the aforementioned use.

The application area is unencumbered Crown foreshore based on input from the Ministry of Forests, Lands and Natural Resource Operations (FLNRO). The application area is also within the Haida Gwaii Marine Plan (2015), which has created a series of spatial zoning over the plan area. The application area is within a Protection Management Zone (PMZ) called Needdan Gawee , Category IV, defined as Medium Protection (focus on “*protection of important estuaries, eelgrass and kelp habitat, significant historical herring spawn areas as well as areas having important Haida values including traditional use*”).

The Haida Gwaii Marine Plan (HGMP) also designates a number of protected areas where no development or activities are permitted to ensure protection, among other things, of key fisheries values. One of the protected areas noted in the HGMP is the Dastlan T'aary Lignite Estuary, along the east side of Naden Harbour (see Figure 1 – 3).

In addition to a request for an authorization pursuant to the *Land Act*, QCL has also submitted an application to Transport Canada, pursuant to the *Navigation Protection Act* (NPA).

**Figure 1 – 1:** *Aerial Image of Naden Harbour – QCL's Lodge Facility is shown on the left (west) side of Naden Harbour and the Lignite Estuary can be seen on the east side, directly across from QCL's Lodge facility.*



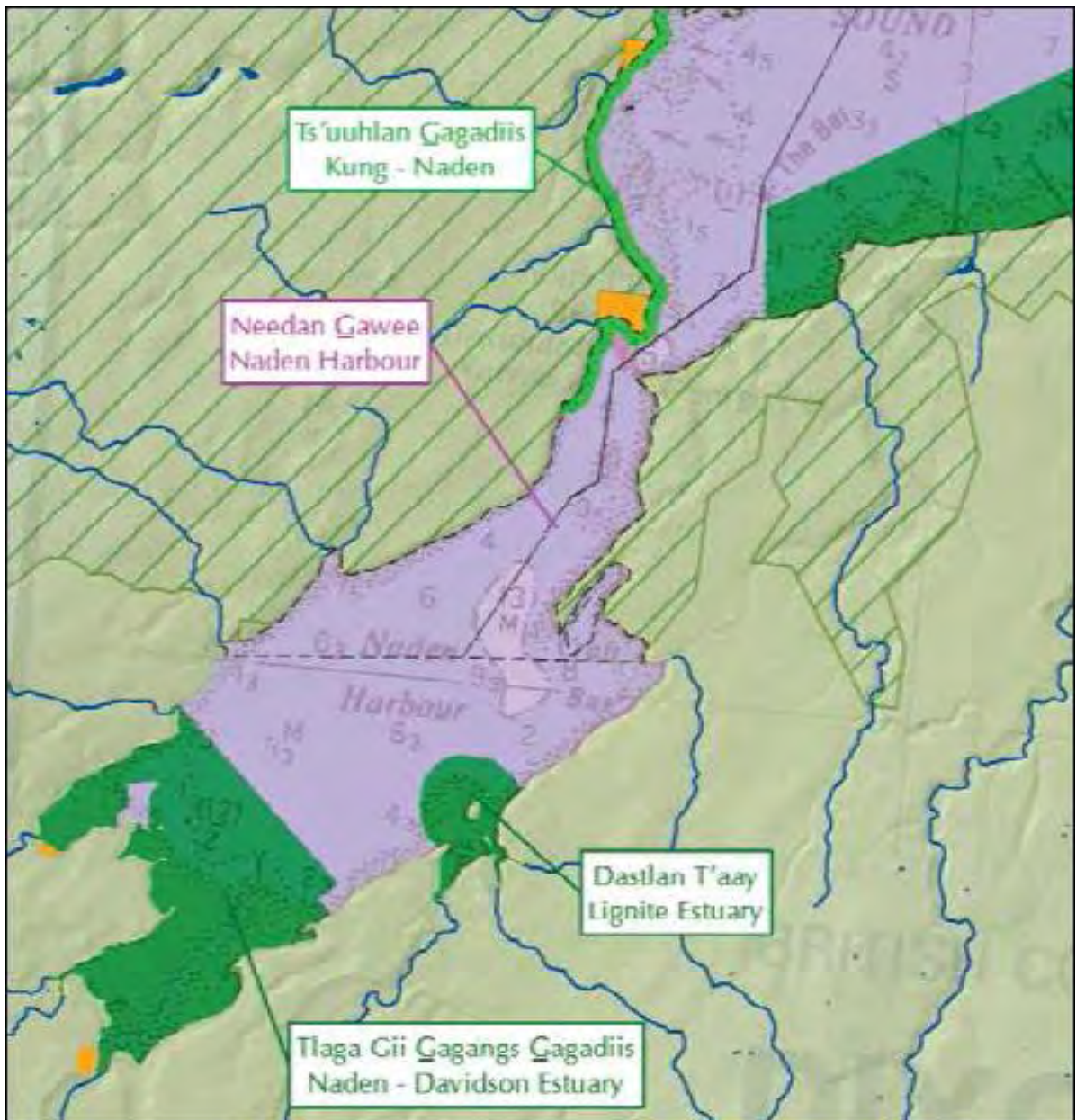


**Figure 1 – 2: QCL Lodge and Foreshore Improvements**





**Figure 1 – 3: Naden Harbour – HGMP Spatial Zoning**



## 2.0 LOCATION

The application area is located along the east shore of Naden Harbour (see Figure 2 – 1). It encompasses approximately 13 ha, and is situated adjacent to the Lignite Estuary Protected Area.

## 3.0 INFRASTRUCTURE

The site plan for this application involves the installation of four (4) concrete anchors, to be attached to four mooring buoys (see Figure 2 – 3). Each float will have its own Anchor/Anchors and Can Buoy with individual mooring eyes sufficient to hold two (2) main cables and two (2) polysteel safety ropes.

The following is a summary of the improvements within the application area:

### Float #1 (Mechanics Float)

- 40' wide x 80' long
- Wall Height is 10' at mechanics Bay and 12' Freezer End
- Water Line to top of Concrete is 27"
- Water Line to bottom of Concrete is 24"
- Roof Line is 6/12 pitch
- Cast in Place Anchors are located at corners of Long Ends of Float

### Float #2 (Fish Cutting and Processing Room)

- 40' wide x 50' long
- Wall Height is 8'
- Water Line to top of Concrete is 27"
- Water Line to bottom of Concrete is 21.5"
- Roof Line is 6/12 pitch
- Cast in Place Anchors are located at corners of Long Ends of Float

### Float #3 (Main Float)

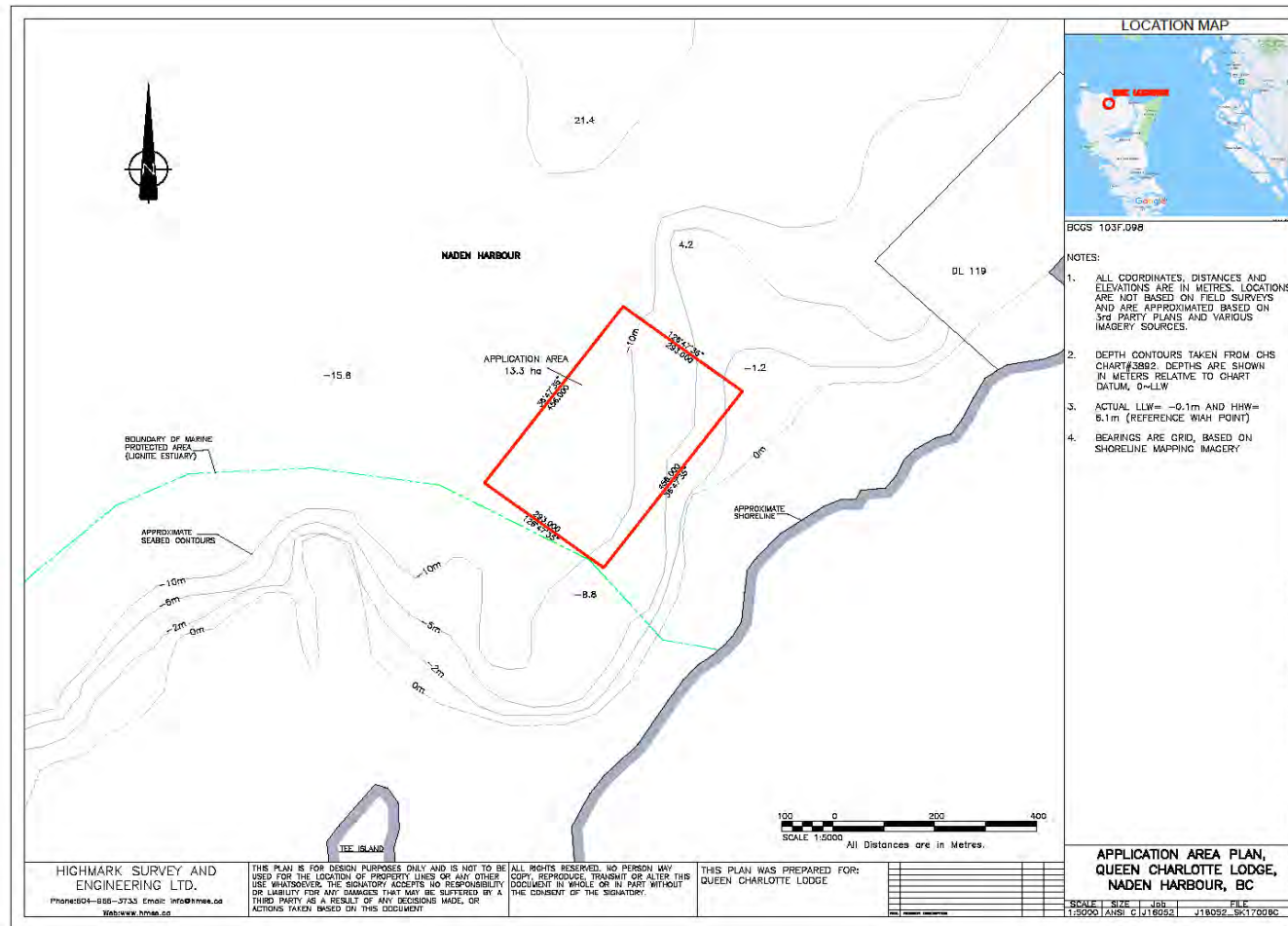
- 40' wide x 80' long
- Story and One Half Building
- Wall Height is 8' on Lower Section
- Wall Height is 8' on Upper Section
- Water Line to top of Concrete is 27"
- Water Line to bottom of Concrete is 23"
- Roof Line is 6/12 pitch
- Cast in Place Anchors are located at corners of Long Ends of Float

Float #4 (Bar Float)

- 40' wide x 50' long
- Wall height is 8'
- Water Line to top of Concrete is 27"
- Water Line to bottom of Concrete is 20"
- Roof Line is 6/12 pitch
- Cast in Place Anchors are located at corners of Long Ends of Float

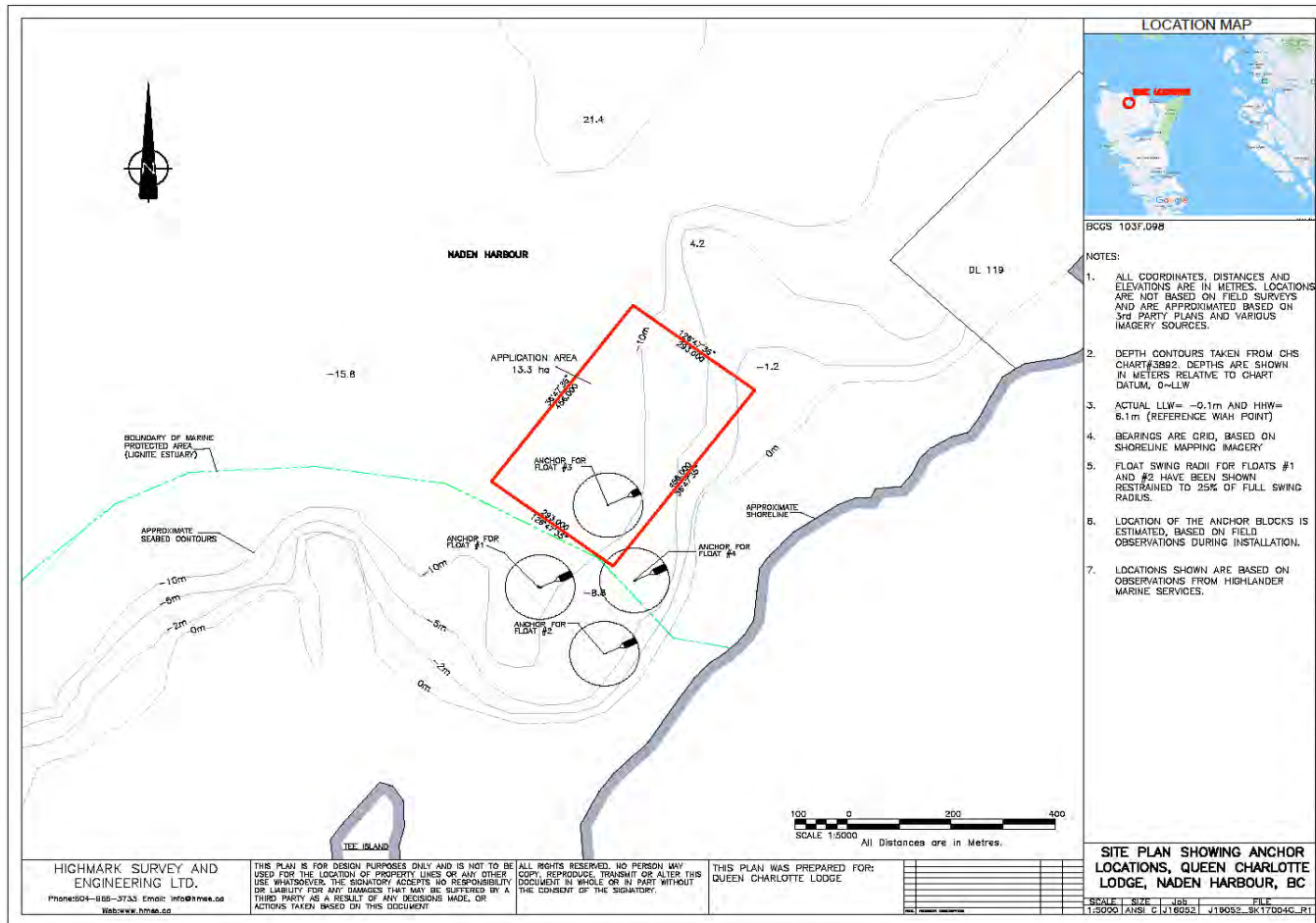
A winter watch crew will be stationed at QCL's facility on the west side of Naden Harbour throughout the winter. The crew will be checking on the floats every 2- 3 days. During those inspections, the cables and mechanisms for the anchors and mooring buoys are all checked. The company has spare cables and ropes on site to change out immediately, if any of the components are deemed to be damaged

Figure 2 – 1: Application Area





**Figure 2 – 2: Application Area and Current Location Anchors and Mooring Buoys**



**Figure 2 – 3: Site Plan and Proposed Relocation of Anchors and Mooring Buoys**

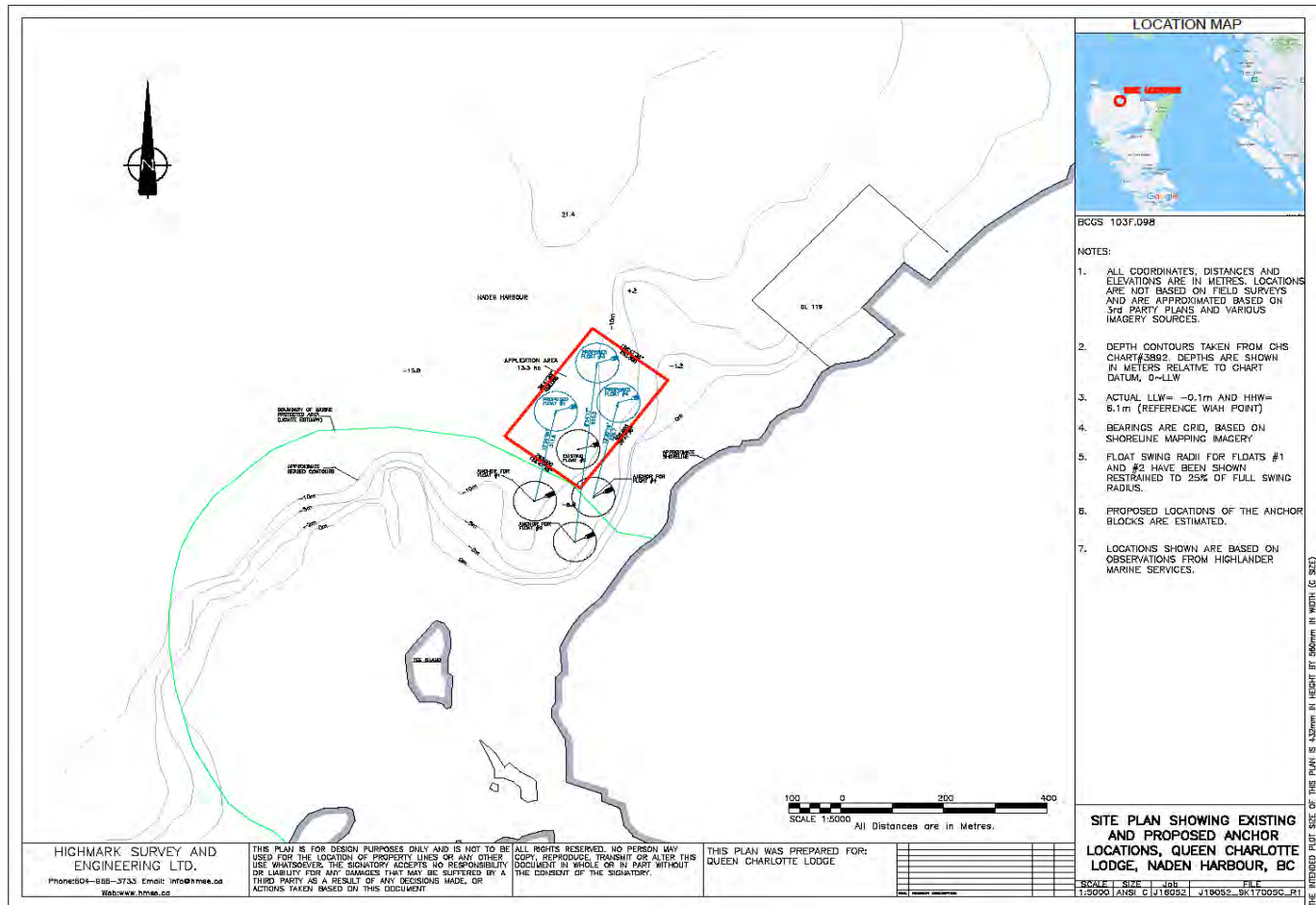
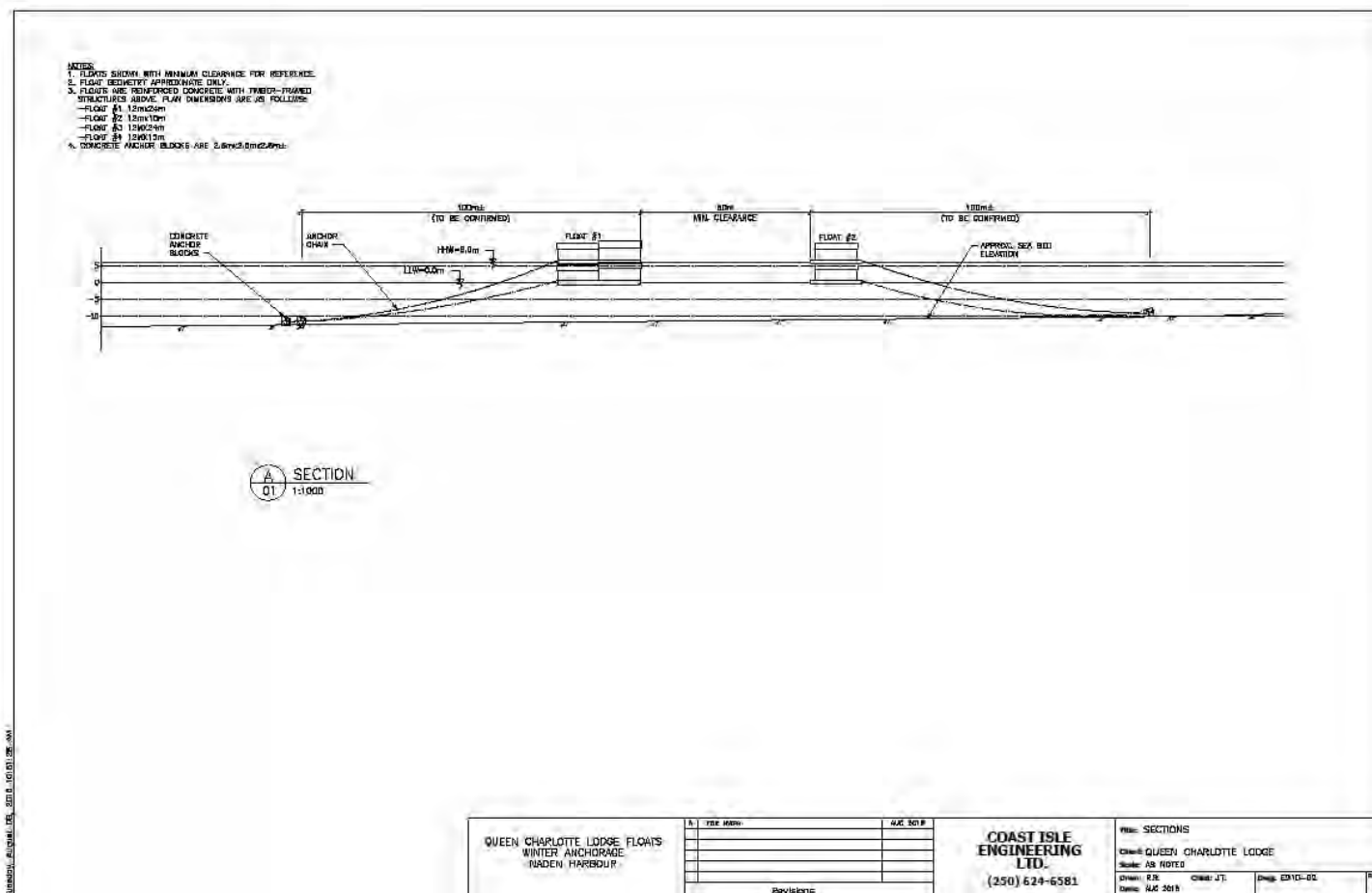


Figure 2 – 4: Side View of Anchors, Mooring Buoys and Floats



**Figure 2 – 5:**      **Picture of Anchors**





**Figure 2 – 6:      Picture of Can Mooring Buoy**



#### **4.0 FIRST NATIONS**

The application area lies within the traditional territory of the Council of the Haida Nation (CHN).

QCL appreciates that their activities may impact existing CHN rights, title, interests and values, and to that end, the company has undertaken a review of the Haida Gwaii Marine Plan and believes its proposal is consistent with the plan recommendations and objectives.

It is the understanding of QCL that this application will be reviewed by the Solutions Table, which includes representation from both the CHN and FLNRO

The company appreciates its use of the land is not exclusive and is keen to work in a manner that benefits all parties that have an interest in this land.

## 5.0 ENVIRONMENTAL

As part of the license application, QCL retained the services of Hatfield Consultants (HC) to prepare a high-level desktop review to identify potential environmental constraints associated with the wintering mooring area on the east side of Naden Harbour. HC assessed potential species at risk (documented and probable occurrences), fish and wildlife habitat, protected areas, and special management zones within a 5 km radius of the centre of Naden Harbour including an assessment of potential environmental impacts to terrestrial and aquatic values, and recommended mitigation measures for each.

A copy of the HC report is provided under separate cover to this management plan.

## 6.0 SOCIO – COMMUNITY

### 6.1 *Public Use and Access*

Given the remoteness of this area, impacts to public use will be non – existent.

### 6.2 *Resource and Industrial Interests*

There is a log dump site to the north of the application area, operated by Husby Logging, but the winter anchorage site for QCL's floats is located sufficiently far away that no impacts are anticipated.

### 6.3 *Other Commercial or Public Recreation Interests.*

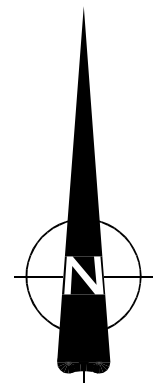
Peregrine Fishing Lodge is situated to the south of the application and since the winter anchorage site is not used during the fishing season, no impacts are expected.

### 6.4 *Local Government Requirements*

There are no known local government requirements regarding use and development of the application area as winter anchorage site.







21.4

NADEN HARBOUR

DL 119

-15.8

4.2

-10m

-1.2

0m

BOUNDARY OF MARINE  
PROTECTED AREA  
(LIGNITE ESTUARY)

APPROXIMATE  
SEABED CONTOURS

-10m

-5m

-2m

0m

-10m

-5m

-2m

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TEE ISLAND

APPROXIMATE  
SHORELINE

ANCHOR FOR  
FLOAT #1

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FLOAT #2

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APPLICATION AREA  
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## Referral Memo

**Date:** 10 February 2017  
**To:** Doug Chapman, CAO  
**From:** Morganne Williams, Consultant

**Regarding:** Forests, Lands and Natural Resource Operations, Map Reserve Amendment

**Location:** Graham Island, Unsurveyed Crown Land in the vicinity of Ian Lake

**Summary of the Referral:**

Proponent: NRCAN

Tenure Type: Map Reserve

Area: 0.25 ha

Term: 20 years

**Comments from Graham Island APC:**

Members did not feel that there was sufficient time to provide comment. Upon cursory review, members noted that with the minimal amount of disturbance and potential public benefit, they were in support of the application.

**Background Information:**

Information requested from the applicant was not received. Any additional information provided by noon on February 17 will be provided to the Board at the meeting.

Zoning Designation: A-1

**Attachments:**

1. Management Plan and Mapping 3 pages

## **Land Reserve Application and Management Plan – Port Clements Seismic Station, British Columbia**

### **Overview**

The Geological Survey of Canada (GSC), as part of Natural Resources Canada (NRCAN), has mandated responsibilities to monitor, to investigate and to report on natural geological hazards such as earthquakes, landslides and tsunamis that occur in Canada or have the potential to negatively impact Canadians. Its findings are used to mitigate the impacts these types of events may have on communities, critical infrastructure and the environment.

The GSC operates an onshore network of seismic (Canadian National Seismic Network - CNSN) monitoring stations across Canada in order to detect earthquakes. Analyses of the information provided by these networks is used, among other things, to underpin the *National Building Code of Canada* (NBCC), ensuring built structures will be resistant to anticipated earthquake shaking.

NRCAN seeks to establish a new seismic monitoring station on the west side of Masset Inlet across from Port Clements on Graham Island in the Haida Gwaii to supplement its monitoring capabilities in this region. The area requested is approximately 55m by 45m with corners at the following coordinates:

53.7156833°, 132.5215972°

53.7156561°, 132.5207806°

53.7152731°, 132.5205806°

53.7153042°, 132.5216517°

The proposed station will include seismic and GNSS (instrumentation, solar based power supplies, and radio communications systems). Supporting infrastructure would include enclosures and supports for the instrumentation as well as a helicopter landing pad.

NRCAN is applying for a Reserve, under the Community and Institutional Program for a minimum tenure period of 20 years, from January 1st, 2017 to December 31, 2037, with the expectation that an extension will be sought after this date.

The site requested is a rectangular area approximately 55m x 45m

### **Land Use**

Recent land use seems to have been for timber supply, though the area of the proposed site is exposed rock and unlikely to be appropriate for this purpose. The site was a quarry for the construction of a logging road.

Review of the publicly available data (iMapBC) indicates that the site location is NOT listed as: or archeological or cultural interest, a critical habitat for federally listed species, nor having particular aboriginal interest.

To our understanding this land is otherwise unoccupied.

## **Impacts**

As noted above the site is not located on protected or park land, or archeological site.

The instruments installed are passive, producing no environmental disturbance while operating. They record the ground motion, often less than what humans can feel. It is anticipated that this installation will have negligible impact on the water, land, fish and wildlife in the area.

The ultimate goal of these instruments is to benefit communities in the area by improving their resilience towards natural geohazards. Due to the passive nature of these instruments, there will be no negative effects on communities in the area.

During site construction personnel, materials and equipment will be brought to the site by helicopter. Construction activities will include clearing of brush, pouring of concrete foundations, installation and assembly of enclosures and power systems and instruments. Upon completion waste materials will be removed. Construction is expected to take approximately one week in the summer of 2017.

Following establishment of the site maintenance trips will be required, it is anticipated this should be less than once per year. Access will be by helicopter.

## **Equipment Description**

The seismic monitoring facility consists of a “vault” on bedrock containing the seismometer, a monument for the GNSS antenna, a radio tower for data communications, solar panels for power, and a kiosk containing batteries and electronic equipment.

### **Tower**

Metal tower approximately 3m high with solar panels and antenna

### **Electronics Kiosk**

An aluminum kiosk (Approximately 1m X 1m X 2m tall) mounted to a concrete base to house all of the electronics and batteries. Cables will be buried where possible.

### **Seismic Vault**

A concrete pad approximately 1.5m x 1.5m and 0.2m thick depending on how flush the bedrock is. Rock anchors at the corners of the concrete pad ensure good coupling between the bedrock and the concrete.

An aluminum box 1.5m x 1.5m and 1m" tall is anchored to the concrete pad to house the seismometer.

### **GPS Monument**

The monument would be approximately 1.5 m tall with a footprint of approximately 0.5m x 0.5m and potentially be located some distance from the other infrastructure.

### **Helicopter Pad**

The quarry opening is flat and level which is suitable as a place for a helicopter to land pad. No additional infrastructure is required.



## MAPS



Figure 1 Location Map of Proposed Station



Figure 2 Detail Map of proposed reserve area (red rectangle)

## Referral Memo

**Date:** 10 February 2017  
**To:** Doug Chapman, CAO  
**From:** Morganne Williams, Consultant

**Regarding:** Forests, Lands and Natural Resource Operation, Map Reserve

**Location:** Moresby Island, Shingle Bay

**Summary of the Referral:**

Proponent: Haida Gwaii Natural Resource District

Tenure Type: Map reserve

Area: 1670.8 ha

Term: Long-term

**Comments from Moresby Island APC:**

With the short timeframe for response, APC members were not prepared to make comment on the application at this time. Members expressed a desire for the Board to request an extension to allow for a public meeting to review this application.

Member's discussion included: impact on public use, clarification for the need of the reserve, and what the reserve would mean for residents.

**Background Information:**

A request for extension was not granted on this application, thus, not allowing APC or staff sufficient time to review and comment on application. Given that a delay in decision will not be detrimental to the map reserve, the Planning Consultant supports APCs request for additional time. In addition, a request to have FLNRO and/or Alvin Cober (Wildlife Ecologist and applicant) present at the MI APC and/or Board meeting is recommended.

Zoning Designation: RS-1

**Attachments:**

- |                    |          |
|--------------------|----------|
| 1. Application     | 4 pages  |
| 2. Management Plan | 19 pages |
| 3. Maps            | 2 pages  |



# Proposal for Reserves Notations Designations Transfer of Administration

- ☐ ORDER-IN-COUNCIL RESERVE (SEC. 15)  
☒ MAP RESERVE (SEC. 16)  
☐ TRANSFER OF ADMINISTRATION (SEC. 106)  
☐ TRANSFER OF ADMINISTRATION & CONTROL (SEC. 31)

- ☐ DESIGNATED USE AREA (SEC. 17)  
☐ DESIGNATED CLOSURE AREA (SEC. 66)  
☐ NOTATION OF INTEREST

**AGENCY NAME:**

Ministry of Forests, Lands, and Natural Resource Operations

**AGENCY FILE NO:**

6406436

**RESPONSIBLE OFFICIAL FOR****CONTACT:**

Alvin Cober, Ecosystem Biologist

**AGENCY ADDRESS:**Haida Gwaii Natural Resource District  
P.O. Box 39, Queen Charlotte, B.C. V0T 1S0**PHONE NO:**

250-559-6247

**LAND PURPOSE:**

Fish and Wildlife Management

**LAND LOCATION:**

Sandspit - Northeast Moresby Island, Haida Gwaii

**LAND DISTRICT:**

Queen Charlotte

**AREA (ha):**

1670.8

- ☒ Digital Shapefile (.SHP) supplied in BC Albers NAD83 projection

**CROWN LAND IS:**

- ☐ SURVEYED  
- GIVE LEGAL  
DESCRIPTION

OR

- ☒ UNSURVEYED  
- GIVE METES  
AND BOUNDS  
DESCRIPTION

Unsurveyed foreshore areas outlined in red on the attached map which includes portions of Shingle Bay and areas to the north and southeast of Spit Point.

Shingle Bay Unit: 62.9 ha  
Spit Point Unit: 1,607.9 haTHE AREA REQUESTED IS OUTLINED **IN RED** ON ATTACHED MAP (IF APPLICABLE)**Term Required**

- ☐ 1 YEAR ☐ 2 YEARS ☐ 3 YEARS ☐ 4 YEARS ☐ 5 YEARS ☒ OTHER Long term

**RATIONALE FOR PROPOSAL (ATTACH SEPARATE SHEET IF NECESSARY)**

The Shingle Bay/Spit Point foreshore areas provide critical migration habitat for Pacific (Black) Brant as well many other species or water birds and shorebirds. The proposed map reserve will amend and replace the existing Notation of Interest (6406436) over the same area. The area was identified in the Pacific Estuary Conservation Program as a priority conservation area and listed as a Goal 2 Protected Areas Strategy cabinet approved study area in recognition of the conservation values of the area.

**PROPOSAL IMPACT ON EXISTING OR POTENTIAL LAND USE (ATTACH SEPARATE SHEET IF NECESSARY)**

One active crown license overlaps with the Shingle Bay unit of the proposed map reserve. Adjacent tenures are unaffected. Conservation certainty will help support the intent to establish a Wildlife Management Area. Conservation of these foreshore areas are generally consistent with the Haida Gwaii Marine Area Plan IUCN V Protection category.

**AGENCY****AUTHORIZATION**

Date

Nov. 18, 2016

Signature

Title

Ecosystem BiologistFOR OFFICIAL  
USE ONLY

DATE RECEIVED (D/M/Y)

/ /

FILE NO.

ADMINISTRATIVE REGION

LAND INSPECTION REQUIRED

☐ YES ☐ NO**PROPOSAL FOR**

- ☒ FORESHORE ☐ OTHER

**LAND IN**

- ☐ PLANNED AREA ☐ UNPLANNED  
AREA ☐ PROVINCIAL  
FOREST

**ESTIMATE OF LAND VALUE**

\$



Shingle Bay/Spit Point  
Section 16 Map Reserve  
1,670.8 ha

**Legend**

-  Shingle Bay/Spit Point Sec16MR
-  Crown Licenses
-  SEC 15 OIC Reserve



0 0.5 1 2 Kilometers

