

**NORTH COAST REGIONAL DISTRICT
REGULAR BOARD MEETING AGENDA**
Held at 344 2nd Avenue West in Prince Rupert, B.C.
On March 24, 2017 immediately following the Regular
Meeting of the Skeena-Queen Charlotte
Regional Hospital District Board

- 1. CALL TO ORDER**
- 2. CONSIDERATION OF AGENDA (additions/deletions)**
- 3. BOARD MINUTES & BUSINESS ARISING FROM MINUTES**

3.1	Minutes of the Special Meeting of the North Coast Regional District Board held February 10, 2017	Pg 1-3
3.2	Minutes of the Special Meeting of the North Coast Regional District Board held February 15, 2017	Pg 4-6
3.3	Minutes of the Regular Meeting of the North Coast Regional District Board held February 17, 2017	Pg 7-16
3.4	Minutes of the Regular (R2 Budget) Meeting of the North Coast Regional District Board held February 18, 2017	Pg 17-20
3.5	Minutes of the Special Meeting of the North Coast Regional District Board held February 22, 2017	Pg 21-23
3.6	Minutes of the Regular (R3 Budget) Meeting of the North Coast Regional District Board held March 8, 2017	Pg 24-30
3.7	<p>Rise and Report – February 17, 2017 (<i>no motion required</i>)</p> <p>MOVED by Director Nobels, SECONDED by Director Franzen, that the report from staff entitled “Cost Impacts of Modular Building Construction” be received;</p> <p>AND THAT staff be authorized to issue a Request for Proposal for engineering and architectural services with respect to the design of a new administration building.</p> <p>IC009-2017 CARRIED</p> <p>MOVED by Director Beldessi, SECONDED by Director Nobels, that the Sandspit Water Service Review Advisory Committee Terms of Reference be amended and adopted as follows:</p> <ul style="list-style-type: none">• Under the heading labeled “Purpose”:<ul style="list-style-type: none">○ Remove: The purpose of the Sandspit Water System Review Advisory Committee (Committee) is to make recommendations to the Moresby Island Management Standing Committee (MIMC) with respect to the Water System in a portion of Electoral Area E.	<p>Verbal</p>

<ul style="list-style-type: none"> ○ Add: The purpose of the Sandspit Water System Review Advisory Committee (Committee) is to make recommendations to the Board of the North Coast Regional District (NCRD) with respect to the Water System in a portion of Electoral Area E. 	
IC011-2017	CARRIED

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

4.1	Minutes of the Regular Meeting of the Moresby Island Management Standing Committee held February 7, 2017	Pg 31-33
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5. **DELEGATIONS**

None.	-----
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6. **FINANCE**

6.1	J. Musgrave, Administrative Assistant – Cheques Payable over \$5,000 for February, 2017	Pg 34
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7. **CORRESPONDENCE**

7.1	Prince Rupert Gas Transmission Ltd. – Request for Amendments to EAC# E14-06 – Schedule A	Pg 35-38
7.2	Northern Health Authority – IMAGINE Community Grants	Pg 39-40
7.3	Director Martin – Traumatic BC Ambulance Service Patient Transfer	Pg 41-46
7.4	Trans Canada Yellowhead Highway Association – 2017 Annual General Meeting – Call for Resolutions	Pg 47
7.5	District of Coldstream – Provincial Private Moorage Program	Pg 48-50
7.6	Enbridge – Spectra Energy Merger	Pg 51
7.7	Honourable Todd Stone, Minister of Transportation and Infrastructure – UBCM Thank You	Pg 52-53
7.8	Northern Development Initiative Trust – Asset Management Capacity Building Program Funding	Pg 54
7.9	Northern Development Initiative Trust – Economic Development Capacity Building Funding	Pg 55

8. REPORTS / RESOLUTIONS

8.1	D. Fish, Corporate Officer – Regional Recycling Advisory Committee Appointments	Pg 56-57
8.2	D. Fish, Corporate Officer – April 21, 2017 North Coast Regional District Board Meeting – Sandspit	Pg 58

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 <i>Prior to being given second and third reading.</i>	Pg 59-193
9.2	Bylaw No. 613, 2017 – being a bylaw to adopt the North Coast Regional District Five Year Financial Plan for years 2017 to 2021 <i>Prior to being given first, second, third readings and adoption.</i>	Pg 194-221

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

10.1	M. Williams, Consultant – Land Referral – Shingle Bay	Pg 222-230
10.2	M. Williams, Consultant – Land Referral – QC Lodge	Pg 231-257
10.3	M. Williams, Consultant – Land Referral – Cub Island Wetlands	Pg 258-261

11. NEW BUSINESS

11.1	Directors' Reports	Verbal
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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 90(2)(b) 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” and “the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government of the federal government or both..”

15. ADJOURNMENT



NORTH COAST REGIONAL DISTRICT

MINUTES of the Special Meeting of the Board of Directors of the North Coast Regional District (NCRD) held via teleconference on Friday, February 10, 2017 at 7:00 p.m.

PRESENT

PRIOR TO ADOPTION

Chair	B. Pages, Village of Masset
Directors	N. Kinney, City of Prince Rupert D. Franzen, District of Port Edward D. Daugert, Village of Port Clements J. MacMullin, Alternate, Village of Queen Charlotte D. Nobels, Electoral Area A K. Bergman, Electoral Area C M. Racz, Electoral Area D B. Beldessi, Electoral Area E
Regrets	L. Brain, City of Prince Rupert
Staff	D. Chapman, Chief Administrative Officer D. Fish, Corporate Officer M. Williams, Consultant
Public	0
Media	0

1. CALL TO ORDER 7:02 p.m.

2. AGENDA

MOVED by Director Daugert, SECONDED by Director Racz, that the February 10, 2017 North Coast Regional District Special Agenda be adopted as presented.

066-2017

CARRIED

3. MINUTES & BUSINESS ARISING FROM MINUTES

None.

4. STANDING COMMITTEE/COMMISSION MINUTES – BUSINESS ARISING

None.

5. DELEGATIONS

None.

6. FINANCE

None.

7. CORRESPONDENCE

None.

8. REPORTS – RESOLUTIONS

- 8.1 D. Fish, Corporate Officer – Canadian Environmental Assessment Agency – Participant Funding Program

MOVED by Director Nobels, SECONDED by Director Bergman, that the report from staff entitled “Canadian Environmental Assessment Agency – Participant Funding Program” be received for information.

067-2017

CARRIED

- 8.2 M. Williams, Consultant – Aurora LNG Project Screening

MOVED by Director Nobels, SECONDED by Alternate Director MacMullin, that the report from staff entitled “Aurora LNG Project Screening” be received;

AND THAT the Board of the North Coast Regional District submit a letter to the B.C. Environmental Assessment Office supporting Dodge Cove and neighbouring communities’ request for further work to be conducted on the visual impact study;

AND THAT the Board of the North Coast Regional District request involvement in subgroups to review matters relating to solid waste, emergency response, and social management practices;

AND FURTHER THAT the Board of the North Coast Regional District direct staff to request the emergency response plan from the Prince Rupert Port Authority.

068-2017

CARRIED

- 8.3 D. Nobels, Director – Aurora LNG BC Environmental Assessment Process

MOVED by Director Racz, SECONDED by Director Daugert, that the verbal report from Director Nobels entitled “Aurora LNG BC Environmental Assessment Process” be received for information.

069-2017

CARRIED

MOVED by Director Nobels, SECONDED by Director Racz, that the Board of the North Coast Regional District broaden the scope of its comments submitted to the Environmental Assessment Office for proposed projects in the region to include impacts to human health.

070-2017

CARRIED

9. BYLAWS

None.

10. LAND REFERRALS / PLANNING

None.

11. NEW BUSINESS

MOVED by Director Nobels, SECONDED by Alternate Director MacMullin, that the Board of the North Coast Regional District hold a special meeting at 5:30 p.m. on Wednesday, February 15, 2017 via teleconference.

071-2017**CARRIED****12.1 OLD BUSINESS**

None.

13. PUBLIC INPUT

There were 0 questions from the public.

14. IN CAMERA

None.

15. ADJOURNMENT

MOVED by Director Nobels, SECONDED by Director Kinney, that the North Coast Regional District Special Board meeting be adjourned at 7:26 p.m.

072-2017**CARRIED**

Approved and adopted:

Certified correct:

Chair

Corporate Officer



NORTH COAST REGIONAL DISTRICT

MINUTES of the Special Meeting of the Board of Directors of the North Coast Regional District (NCRD) held via teleconference on Wednesday, February 15, 2017 at 5:30 p.m.

PRESENT

PRIOR TO ADOPTION

Chair	B. Pages, Village of Masset
Directors	N. Kinney, City of Prince Rupert D. Franzen, District of Port Edward D. Daugert, Village of Port Clements D. Nobels, Electoral Area A K. Bergman, Electoral Area C M. Racz, Electoral Area D B. Beldessi, Electoral Area E
Regrets	L. Brain, City of Prince Rupert G. Martin, Village of Queen Charlotte
Staff	D. Chapman, Chief Administrative Officer D. Fish, Corporate Officer M. Williams, Consultant A. Baigent, Consultant
Public	0
Media	0

1. CALL TO ORDER 5:34 p.m.

2. AGENDA

MOVED by Director Nobels, SECONDED by Director Racz, that the February 15, 2017 North Coast Regional District Special Agenda be adopted as presented.

073-2017

CARRIED

3. MINUTES & BUSINESS ARISING FROM MINUTES

None.

4. STANDING COMMITTEE/COMMISSION MINUTES – BUSINESS ARISING

None.

5. DELEGATIONS

None.

6. FINANCE

None.

7. CORRESPONDENCE

- 7.1 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

MOVED by Director Nobels, SECONDED by Director Franzen, that the correspondence from the Ministry of Natural Gas Development and the Ministry of Forests, Lands and Natural Resource Operations with respect to the North Coast Official Community Plan be received.

074-2017

CARRIED

MOVED by Director Nobels, SECONDED by Director Franzen, that the Board of the North Coast Regional District seek legal opinion with respect to the correspondence from the Province and the North Coast Regional District's options with respect to the adoption of Bylaw No. 608, 2017.

075-2017

CARRIED

8. REPORTS – RESOLUTIONS

None.

9. BYLAWS

None.

10. LAND REFERRALS / PLANNING

None.

11. NEW BUSINESS

- 11.1 North Coast Regional District Draft Correspondence to B. Hansen, ADM, Ministry of Natural Gas Development & D. Williams, Executive Director, Ministry of Forests, Lands and Natural Resource Operations – RE: North Coast Official Community Plan

MOVED by Director Nobels, SECONDED by Director Kinney, that the draft correspondence from the North Coast Regional District in response to the Ministry of Natural Gas Development and the Ministry of Forests, Lands and Natural Resource Operations be received.

076-2017

CARRIED

12.1 OLD BUSINESS

None.

13. PUBLIC INPUT

There were 0 questions from the public.

14. IN CAMERA

None.

15. ADJOURNMENT

MOVED by Director Racz, SECONDED by Director Nobels, that the North Coast Regional District Special Board meeting be adjourned at 6:09 p.m.

077-2017**CARRIED**

Approved and adopted:

Certified correct:

Chair

Corporate Officer



NORTH COAST REGIONAL DISTRICT

MINUTES of the Regular Meeting of the Board of Directors of the North Coast Regional District (NCRD) held at 344 2nd Avenue West, Prince Rupert, B.C. on Friday, February 17, 2017 at 7:00 p.m.

PRESENT

PRIOR TO ADOPTION

Chair	B. Pages, Village of Masset
Directors	N. Kinney, City of Prince Rupert B. Cunningham, Alternate, City of Prince Rupert D. Franzen, District of Port Edward D. Daugert, Village of Port Clements J. MacMullin, Alternate, 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
Regrets	L. Brain, City of Prince Rupert G. Martin, Village of Queen Charlotte
Staff	D. Chapman, Chief Administrative Officer D. Fish, Corporate Officer S. Gill, Treasurer
Public	5
Media	1

1. CALL TO ORDER 7:01 p.m.

2. AGENDA

MOVED by Director Kinney, SECONDED by Director Franzen, that the February 17, 2017 North Coast Regional District Regular amended agenda be further amended and adopted to include the following:

12.1 Standing Committee of the North Coast Port Municipalities

078-2017

CARRIED

3. MINUTES & BUSINESS ARISING FROM MINUTES

3.1 Minutes of the Regular Meeting of the North Coast Regional District Board held January 20, 2017

MOVED by Director Franzen, SECONDED by Director Nobels, that the minutes of the January 20, 2017 North Coast Regional District Regular Board meeting be adopted as presented.

079-2017

CARRIED

- 3.2 Minutes of the Round 1 Budget Meeting of the North Coast Regional District Board held January 21, 2017

MOVED by Director Nobels, SECONDED by Director Franzen, that the minutes of the January 21, 2017 North Coast Regional District Round 1 Budget Board meeting be adopted as presented.

080-2017

CARRIED

- 3.3 Rise and Report – December 9, 2016

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

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

MOVED by Director Franzen, SECONDED by Director Beldessi, that the minutes of the Regular meeting of the Electoral Area Advisory Committee held December 9, 2016 be received as presented.

081-2017

CARRIED

- 4.2 Minutes of the Regular Meeting of the Moresby Island Management Standing Committee held January 3, 2017

MOVED by Director Beldessi, SECONDED by Director Franzen, that the minutes of the Regular meeting of the Moresby Island Management Standing Committee held January 3, 2017 be received as presented.

082-2017

CARRIED

5. DELEGATIONS

- 5.1 B. Payette, Chair, Port Edward Historical Society – North Pacific Cannery Update

Bob Payette, Chair of the Port Edward Historical Society, joined by Polly Pereira, Treasurer, Steve Milum, Restoration Manager, and Laurie Davie, Manager, addressed the Board with respect to an update on the operations of the North Pacific Cannery, which included a financial summary, operations summary, an overview of North Pacific Cannery events and an update on projected projects at the North Pacific Cannery in 2017.

The Port Edward Historical Society responded to questions posed by the Board.

The Chair thanked the Port Edward Historical Society for its presentation.

6. FINANCE

- 6.1 J. Musgrave, Administrative Assistant – Cheques Payable over \$5,000 for January, 2017

MOVED by Director Kinney, SECONDED by Director Franzen, that the staff report on Cheques Payable over \$5,000 issued by the North Coast Regional District for January, 2017 be received and filed.

083-2017

CARRIED

7. CORRESPONDENCE

- 7.1 Honourable Norm Letnick, Minister of Agriculture – Francophone Affairs Program

MOVED by Director Nobels, SECONDED by Director Franzen, that the correspondence from the Honourable Norm Letnick, Minister of Agriculture, with regard to the Francophone Affairs Program be received.

084-2017

CARRIED

- 7.2 West Coast Environmental Law – Open Letter to BC Local Governments

MOVED by Director Nobels, SECONDED by Alternate Director MacMullin, that the correspondence from West Coast Environmental Law with regard to fossil fuel companies and climate change be received.

085-2017

CARRIED

- 7.3 Canadian Independent Fish Harvester's Federation – Fish Licences for Fishermen and Fishing Communities Must be Legislated and Enforced

MOVED by Director Daugert, SECONDED by Alternate Director MacMullin, that the correspondence from the Canadian Independent Fish Harvester's Federation with regard to fish licences be received.

086-2017

CARRIED

MOVED by Director Franzen, SECONDED by Director Nobels, that the North Coast Regional District Board support signing the correspondence to Minister LeBlanc with respect to legislation and enforcement of fish licensing.

087-2017

CARRIED

- 7.4 North Pacific Cannery – Request for Letter of Support

MOVED by Alternate Director MacMullin, SECONDED by Director Nobels, that the correspondence from the North Pacific Cannery with respect to its request for a letter of support be received;

AND THAT the Board of the North Coast Regional District provide a letter of support to the North Pacific Cannery to be used for its 2017 grant funding applications.

088-2017

CARRIED

- 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

MOVED by Director Nobels, SECONDED by Alternate Director MacMullin, that the correspondence from the Ministry of Natural Gas Development and the Ministry of Forests, Lands and Natural Resource Operations with respect to the proposed North Coast Official Community Plan be received.

089-2017

CARRIED

- 7.6 City of Prince Rupert – Request for a Letter of Support to the Port of Prince Rupert Community Investment Fund

MOVED by Director Franzen, SECONDED by Alternate Director Cunningham, that the correspondence from the City of Prince Rupert with respect to its request for a letter of support be received;

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

090-2017

CARRIED

- 7.7 Rupert Rubbish Round Up – Rupert Rubbish Round Up Request for Use of Branding

MOVED by Director Nobels, SECONDED by Director Franzen, that the correspondence from Rupert Rubbish Round Up with respect to a request for co-branding on the 2nd Annual Rupert Rubbish Round Up initiative be received;

AND THAT the Board authorize the use of the North Coast Regional District branding to be used to support the 2nd Annual Rupert Rubbish Round Up.

091-2017

CARRIED

- 7.8 Prince Rupert Shoreworkers, UFAWU – Update on the Impacts of Canadian Fishing Company's Canning Closure

MOVED by Director Nobels, SECONDED by Alternate Director Cunningham, that the correspondence from the Prince Rupert Shoreworkers with respect to an update on the impacts of Canadian Fishing Company's canning closure be received.

092-2017

CARRIED

- 7.9 Ministry of Community, Sport and Cultural Development – Regulation of the Minister of Community, Sport and Cultural Development and Minister Responsible for Trasnlink – Ministerial Order No. M 053

MOVED by Alternate Director MacMullin, SECONDED by Director Kinney, that the correspondence from the Ministry of Community, Sport and Cultural Development with respect to Ministerial Order No. M 053 be received.

093-2017

CARRIED

8. REPORTS – RESOLUTIONS

- 8.1 M. Williams, Consultant – Subdivision Referral – Graham Island

MOVED by Alternate Director Cunningham, SECONDED by Director Franzen, that the report from the consultant entitled “Subdivision Referral – Graham Island” be received;

AND THAT the Board of the North Coast Regional District support the Bare Land Strata Subdivision for the Tow Hill Landshare Group.

094-2017

CARRIED

- 8.2 D. Fish, Corporate Officer – April 21, 2017 North Coast Regional District Board Meeting

MOVED by Director Nobels, SECONDED by Director Franzen, that the report from staff 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.

095-2017

CARRIED

The Board directed staff to arrange for travel to Sandspit with respect to option 3 of the staff report entitled “April 21, 2017 North Coast Regional District Board Meeting”.

- 8.3 D. Fish, Corporate Officer – Haida Gwaii Regional Recreation: Community Breakdown

MOVED by Director Beldessi, SECONDED by Director Franzen, that the report from staff entitled “Haida Gwaii Regional Recreation: Community Breakdown” be received.

096-2017

CARRIED

MOVED by Director Beldessi, SECONDED by Alternate Director MacMullin, that staff be directed to develop a community survey with respect to desired recreational programming in communities on Haida Gwaii.

097-2017

CARRIED

- 8.4 D. Fish, Corporate Officer – Vancouver Island Regional Library Loan Authorization Bylaw No. 612, 2017

MOVED by Director Racz, SECONDED by Director Nobels, that the report from staff 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.

098-2017

CARRIED

8.5 S. Gill, Treasurer – Parcel Tax Roll Review Panel Scheduling

MOVED by Alternate Director MacMullin, SECONDED by Director Nobels, that the report from staff entitled “Parcel Tax Roll Review Panel Scheduling” be received;

AND THAT the Board appoint the following Directors to serve as members to the Parcel Tax Roll Review Panel to meet and review the Sandspit Water Parcel Tax Roll:

- Director Beldessi
- Director Racz
- Director Nobels

AND THAT March 16, 2017 at 6:45 p.m. be scheduled as the sitting of the Parcel Tax Roll Review Panel;

AND THAT the Board designate Director Beldessi as Chair of the Panel;

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

099-2017**CARRIED****8.6 D. Fish, Corporate Officer – Haida Gwaii Regional Recreation Service Provider Agreement: Haida Gwaii Recreational Instructors Group**

MOVED by Director Racz, SECONDED by Director Beldessi, that the report from staff 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.

100-2017**CARRIED****8.7 M. Williams, Consultant – Aurora LNG Working Group Comments**

MOVED by Director Beldessi, SECONDED by Director Franzen, that the report from the consultant entitled “Aurora LNG Working Group Comments” be received;

AND THAT the Board of the North Coast Regional District authorize staff to submit comments on the proposed Aurora LNG project as described in the report entitled “Aurora LNG Working Group Comments”.

101-2017**CARRIED**

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

MOVED by Director Nobels, SECONDED by Alternate Director MacMullin, that Bylaw No. 608, 2017 be tabled.

102-2017

CARRIED

- 9.2 Bylaw No. 612, 2017 – being a bylaw to authorize the borrowing of the estimated cost of constructing and improving library facilities on Haida Gwaii

MOVED by Director Nobels, SECONDED by Director Franzen, that Bylaw No. 612, 2017 be given first reading.

103-2017

CARRIED

MOVED by Director Kinney, SECONDED by Director Racz, that Bylaw No. 612, 2017 be given second reading.

104-2017

CARRIED

MOVED by Alternate Director MacMullin, SECONDED by Director Franzen, that Bylaw No. 612, 2017 be given third reading.

105-2017

CARRIED

10. LAND REFERRALS / PLANNING

- 10.1 M. Williams, Consultant – Land Referral: Withdrawal from Map Reserve for Power Line Project, Moresby Island

MOVED by Director Beldessi, SECONDED by Director Nobels, that the report from the consultant entitled “Land Referral: Withdrawal from Map Reserve for Power Line Project, Moresby Island” be received;

AND THAT the Board of the North Coast Regional District support Stantec’s withdrawal from Map Reserve for a power line project.

106-2017

CARRIED

- 10.2 M. Williams, Consultant – Land Referral: Map Reserve Amendment, Graham Island

MOVED by Director Nobels, SECONDED by Director Beldessi, that the report from the consultant entitled “Land Referral: Map Reserve Amendment, Graham Island” be received;

AND THAT the Board of the North Coast Regional District support the Haida Gwaii Natural Resource District’s map reserve amendment.

107-2017

CARRIED

10.3 M. Williams, Consultant – Land Referral: Licence of Occupation, Graham Island

MOVED by Director Nobels, SECONDED by Director Beldessi, that the report from the consultant entitled “Land Referral: Licence of Occupation, Graham Island” be received;

AND THAT, given the limited timeframe to review and provide comment with respect to the land referral, the Board of the North Coast Regional District not support Don Vanderhorst Consulting Ltd.’s application for a licence of occupation.

108-2017**CARRIED****10.4 M. Williams, Consultant – Land Referral: Map Reserve, Graham Island**

MOVED by Director Beldessi, SECONDED by Director Nobels, that the report from the consultant entitled “Land Referral: Map Reserve, Graham Island” be received;

AND THAT, given the limited timeframe to review and provide comment with respect to the land referral, the Board of the North Coast Regional District not support Natural Resources Canada’s application for a map reserve.

109-2017**CARRIED****10.5 M. Williams, Consultant – Land Referral: Map Reserve, Moresby Island**

MOVED by Director Beldessi, SECONDED by Director Bergman, that the report from the consultant entitled “Land Referral: Map Reserve, Moresby Island” be received;

AND THAT, given the limited timeframe to review and provide comment with respect to the land referral, the Board of the North Coast Regional District not support the Haida Gwaii Natural Resource District’s application for a map reserve.

110-2017**CARRIED****11. NEW BUSINESS****11.1 Director’s Reports**

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

Director Daugert – Village of Port Clements

- Two new councilors will take office at the Village of Port Clements, elected by acclamation; and
- There will be a by-election held for the position of Mayor.

Director Beldessi – Electoral Area E

- Director Beldessi attended a Gwaii Hanaas meeting to discuss the control of wildlife in the park.

Director Nobels – Electoral Area A

- Community members in Dodge Cove have been busy actively participating in the BC Environmental Assessment Office’s project screening process for the proposed Aurora LNG project.

Director Franzen – District of Port Edward

- The District of Port Edward hosted the RCMP as a delegation at its last Regular meeting to hear an update on policing activities in the community; and
- The District donated \$250 toward the Children's Festival, as well as \$250 toward the Rotary Club.

Alternate Director MacMullin – Village of Queen Charlotte

- A resident in the community is celebrating his 100th birthday;
- Alternate Director MacMullin attended the last Haida Gwaii Museum meeting on behalf of Director Martin; and
- The Village continues to work toward the development and construction of a new fire station in the community.

Alternate Director Cunningham – City of Prince Rupert

- Second avenue will be paved from the second avenue bridge to the BC Ferries terminal and the City hopes to have third avenue paved at the same time;
- A final investment decision from Pacific Northern Gas is anticipated soon; and
- Alternate Director Cunningham expressed concern with the development of a Trauma 3 centre at the Mills Memorial Hospital, indicating that there may be healthcare services lost in Prince Rupert as a result.

Chair Pages – Village of Masset

- Colder weather and increase precipitation has led to higher than normal volumes of snow in Masset and has increased the need for snow removal services; and
- The Province of B.C. has tendered for the removal of the derelict barge in Masset.

111-2017**CARRIED**

11.2 North Coast Marine Plan Advisory Committee Appointment

MOVED by Alternate Director MacMullin, SECONDED by Director Franzen, that the Board of the North Coast Regional District appoint Director Bergman as representative of the North Coast Regional District on the North Coast Marine Plan Advisory Committee for 2017.

112-2017**CARRIED**

MOVED by Director Nobels, SECONDED by Director Kinney, that a Special meeting of the Board of the North Coast Regional District be held, via teleconference, on Wednesday, February 22, 2017 at 7:00 p.m.

113-2017**CARRIED****12.1 OLD BUSINESS**

None.

13. PUBLIC INPUT

There was 1 question from the public.

14. IN CAMERA

MOVED by Alternate Director MacMullin, SECONDED by Director Franzen, that the Board move to the In-Camera meeting following the Regular meeting according to sections 90(1) (e) and (i) 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” and “the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose”.

114-2017**CARRIED****15. ADJOURNMENT**

MOVED by Director Franzen, SECONDED by Director Kinney, that the North Coast Regional District Regular Board meeting be adjourned at 9:50 p.m.

115-2017**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 2nd Avenue West in Prince Rupert, B.C. on Saturday, February 18, 2017 at 10:00 AM.

PRESENT

PRIOR TO ADOPTION

Chair	B. Pages, Village of Masset
Directors	N. Kinney, City of Prince Rupert B. Cunningham, Alternate, City of Prince Rupert C. MacKenzie, Alternate, District of Port Edward D. Daugert, Village of Port Clements J. MacMullin, Alternate, Village of Queen Charlotte D. Nobels, Electoral Area A K. Bergman, Electoral Area C B. Beldessi, Electoral Area E
Regrets	L. Brain, City of Prince Rupert G. Martin, Village of Queen Charlotte D. Franzen, District of Port Edward M. Racz, Electoral Area D
Staff	D. Fish, Corporate Officer S. Gill, Treasurer
Public	0
Media	0

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

2. AGENDA

MOVED by Director Kinney, SECONDED by Director Beldessi, that the February 17, 2017 Regular (R2 Budget) agenda be adopted as presented.

116-2017

CARRIED

3. MINUTES & BUSINESS ARISING FROM MINUTES

None.

4. STANDING COMMITTEE/COMMISSION MINUTES – BUSINESS ARISING

None.

5. DELEGATIONS

None.

6. FINANCE

Round 2 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**7.1 Haida Gwaii Arts Council – 2017 Budget Request**

MOVED by Director Daugert, SECONDED by Alternate Director MacKenzie, that the correspondence from the Haida Gwaii Arts Council with regard to its 2017 Budget Request be received for information.

117-2017**CARRIED****8. REPORTS – RESOLUTIONS**

None.

9. FINANCIAL PLAN'S REVIEW**9.1 Administration – Function 110**

MOVED by Director Kinney, SECONDED by Director Beldessi, that the Five-Year Financial Plan 2017-2021 for Administration, Function 110, be referred to the Round 3 budget discussions as amended to include:

- Community to Community Forum grant funding

118-2017**CARRIED****9.2 Grant-in-Aid Area C – Function 172**

MOVED by Alternate Director MacMullin, SECONDED by Director Nobels, that the Five-Year Financial Plan 2017-2021 for Grant-in-Aid Area C, Function 172, be referred to the Round 3 budget discussions as presented.

119-2017**CARRIED****9.3 Sandspit Fire – Function 210**

MOVED by Alternate Director Cunningham, SECONDED by Director Kinney, that the Five-Year Financial Plan 2017-2021 for Sandspit Fire, Function 210, be referred to the Round 3 budget discussions as presented.

120-2017**CARRIED**

The Board of the North Coast Regional District directed staff to send correspondence to the Sandspit Volunteer Fire Department to request its financial statements and budget request before considering approval of the Sandspit Fire, Function 210, budget.

9.4 Islands Solid Waste – Function 310-319

MOVED by Director Beldessi, SECONDED by Alternate Director MacMullin, that the Five-Year Financial Plan 2017-2021 for Islands Solid Waste, Function 310-319, be referred to the Round 3 budget discussions as presented.

121-2017**CARRIED****9.5 Regional Recycling (Mainland) – Function 340**

MOVED by Alternate Director MacMullin, SECONDED by Alternate Director Cunningham, that the Five-Year Financial Plan 2017-2021 for Regional Recycling (Mainland), Function 340, be referred to the Round 3 budget discussions as presented.

122-2017**CARRIED****9.6 Haida Gwaii Museum – Function 720**

MOVED by Director Beldessi, SECONDED by Alternate Director MacMullin, that the Five-Year Financial Plan 2017-2021 for Haida Gwaii Museum, Function 720, be referred to the Round 3 budget discussions as presented.

123-2017**CARRIED****9.7 Haida Gwaii Recreation – Function 730**

MOVED by Director Beldessi, SECONDED by Director Kinney, that the Five-Year Financial Plan 2017-2021 for Haida Gwaii Recreation, Function 730, be referred to the Round 3 budget discussions as amended to include:

- A \$250 increase in insurance expenses.

124-2017**CARRIED****9.8 Sandspit Water – Function 810**

MOVED by Alternate Director MacMullin, SECONDED by Director Kinney, that the Five-Year Financial Plan 2017-2021 for Sandspit Water, Function 810, be referred to the Round 3 budget discussions as presented.

125-2017**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 Alternate Director MacMullin, SECONDED by Director Beldessi, that the North Coast Regional District Regular Board meeting be adjourned at 10:41 a.m.

126-2017**CARRIED**

Approved and adopted:

Certified correct:

Chair

Corporate Officer



NORTH COAST REGIONAL DISTRICT

MINUTES of the Special Meeting of the Board of Directors of the North Coast Regional District (NCRD) held via teleconference on Wednesday, February 22, 2017 at 7:00 p.m.

PRESENT

PRIOR TO ADOPTION

Chair	D. Nobels, Electoral Area A
Directors	B. Cunningham, Alternate, City of Prince Rupert J. MacMullin, Alternate, Village of Queen Charlotte D. Daugert, Village of Port Clements K. Bergman, Electoral Area C M. Racz, Electoral Area D B. Beldessi, Electoral Area E
Regrets	B. Pages, Village of Masset N. Kinney, City of Prince Rupert L. Brain, City of Prince Rupert D. Franzen, District of Port Edward G. Martin, Village of Queen Charlotte
Staff	D. Chapman, Chief Administrative Officer D. Fish, Corporate Officer A. Baigent, Consultant
Public	0
Media	0

1. CALL TO ORDER 7:04 p.m.

2. AGENDA

MOVED by Alternate Director MacMullin, SECONDED by Alternate Director Cunningham, that the February 22, 2017 North Coast Regional District Special Agenda be adopted as presented.

127-2017

CARRIED

3. MINUTES & BUSINESS ARISING FROM MINUTES

None.

4. STANDING COMMITTEE/COMMISSION MINUTES – BUSINESS ARISING

None.

5. DELEGATIONS

None.

6. FINANCE

None.

7. CORRESPONDENCE

None.

8. REPORTS – RESOLUTIONS

- 8.1 D. Chapman, CAO & D. Fish, Corporate Officer – February 22, 2017 Meeting with the Province of B.C. – North Coast Regional District OCP Next Steps

MOVED by Director Racz, SECONDED by Alternate Director MacMullin, THAT the Board receives the memorandum from staff entitled “February 22, 2017 Meeting with the Province of B.C. - North Coast Regional District OCP Next Steps”.

128-2017

CARRIED

MOVED by Director Racz, SECONDED by Director Beldessi, that a public hearing with respect to Bylaw No. 608, 2017 be scheduled to take place on March 22, 2017 at 353 5th Street, Prince Rupert, B.C. at 7:00 p.m.;

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

129-2017

CARRIED

Alternate Director Cunningham opposed.

MOVED by Director Beldessi, SECONDED by Director Bergman, that staff be authorized to send correspondence to the Province of B.C. with respect to Bylaw No. 608 and the scheduling of a public hearing on the proposed bylaw.

130-2017

CARRIED

9. BYLAWS

None.

10. LAND REFERRALS / PLANNING

None.

11. NEW BUSINESS

None.

12.1 OLD BUSINESS

None.

13. PUBLIC INPUT

There were 0 questions from the public.

14. IN CAMERA

None.

15. ADJOURNMENT

MOVED by Director Beldessi, SECONDED by Alternate Director Cunningham, that the North Coast Regional District Special Board meeting be adjourned at 8:06 p.m.

131-2017**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 via teleconference on Wednesday, March 8, 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. Daugert, Village of Port Clements G. Martin, Village of Queen Charlotte K. Bergman, Electoral Area C B. Beldessi, Electoral Area E
Regrets	D. Franzen, District of Port Edward D. Nobels, Electoral Area A M. Racz, Electoral Area D
Staff	D. Chapman, Chief Administrative Officer D. Fish, Corporate Officer S. Gill, Treasurer
Public	0
Media	0

1. CALL TO ORDER 7:06 p.m.

2. AGENDA

MOVED by Director Beldessi, SECONDED by Director Brain, that the March 8, 2017 Regular (R3 Budget) agenda be adopted as amended to include the following:

7.1 Sandspit Volunteer Fire Department – SVFD Funding and Accounting

132-2017

CARRIED

3. MINUTES & BUSINESS ARISING FROM MINUTES

None.

4. STANDING COMMITTEE/COMMISSION MINUTES – BUSINESS ARISING

None.

5. DELEGATIONS

None.

6. FINANCE

Round 3 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**7.1 Sandspit Volunteer Fire Department – SVFD Funding and Accounting**

MOVED by Director Beldessi, SECONDED by Director Kinney, that the correspondence from the Sandspit Volunteer Fire Department with respect to its 2017 funding request and accounting be received for information.

133-2017**CARRIED****8. REPORTS – RESOLUTIONS**

None.

9. FINANCIAL PLAN'S REVIEW**9.1 Administration – Function 110**

MOVED by Director Beldessi, SECONDED by Director Brain, that the Five-Year Financial Plan 2017-2021 for Administration, Function 110, be approved as presented.

134-2017**CARRIED****9.2 Electoral Area Administration – Function 120**

MOVED by Director Beldessi, SECONDED by Director Kinney, that the Five-Year Financial Plan 2017-2021 for Electoral Area Administration, Function 120, be approved as presented.

135-2017**CARRIED****9.3 Electoral Area E Administration – Function 121**

MOVED by Director Beldessi, SECONDED by Director Daugert, that the Five-Year Financial Plan 2017-2021 for Electoral Area E Administration, Function 121, be approved as presented.

136-2017**CARRIED****9.4 Elections – Function 130**

MOVED by Director Beldessi, SECONDED by Director Bergman, that the Five-Year Financial Plan 2017-2021 for Elections, Function 130, be approved as presented.

137-2017**CARRIED****9.5 Grant-in-Aid (All) – Function 170**

MOVED by Director Daugert, SECONDED by Director Beldessi, that the Five-Year Financial Plan 2017-2021 for Grant-in-Aid (All), Function 170, be approved as presented.

138-2017**CARRIED**

9.6 Grant-in-Aid Area A – Function 171

MOVED by Director Beldessi, SECONDED by Director Brain, that the Five-Year Financial Plan 2017-2021 for Grant-in-Aid Area A, Function 171, be approved as presented.

139-2017

CARRIED

9.7 Grant-in-Aid Area C – Function 172

MOVED by Director Bergman, SECONDED by Director Beldessi, that the Five-Year Financial Plan 2017-2021 for Grant-in-Aid Area C, Function 172, be approved as presented.

140-2017

CARRIED

9.8 Grant-in-Aid Area D – Function 173

MOVED by Director Daugert, SECONDED by Director Bergman, that the Five-Year Financial Plan 2017-2021 for Grant-in-Aid Area D, Function 173, be approved as presented.

141-2017

CARRIED

9.9 Grant-in-Aid Area E – Function 174

MOVED by Director Beldessi, SECONDED by Director Daugert, that the Five-Year Financial Plan 2017-2021 for Grant-in-Aid Area E, Function 174, be approved as presented.

142-2017

CARRIED

9.10 Member Municipality Debt – Function 190

MOVED by Director Beldessi, SECONDED by Director Daugert, that the Five-Year Financial Plan 2017-2021 for Member Municipality Debt, Function 190, be approved as presented.

143-2017

CARRIED

9.11 Sandspit Fire – Function 210

MOVED by Director Beldessi, SECONDED by Director Daugert, that the Five-Year Financial Plan 2017-2021 for Sandspit Fire, Function 210, be approved as presented.

144-2017

CARRIED

9.12 Emergency Programming – Areas A & C – Function 220

MOVED by Director Kinney, SECONDED by Director Brain, that the Five-Year Financial Plan 2017-2021 for Emergency Programming – Areas A & C, Function 220, be approved as presented.

145-2017**CARRIED**

9.13 Emergency Programming – Area D – Function 227

MOVED by Director Bergman, SECONDED by Director Martin, that the Five-Year Financial Plan 2017-2021 for Emergency Programming – Area D, Function 227, be approved as presented.

146-2017**CARRIED**

9.14 Emergency Programming – Area E – Function 229

MOVED by Director Beldessi, SECONDED by Director Daugert, that the Five-Year Financial Plan 2017-2021 for Emergency Programming – Area E, Function 229, be approved as presented.

147-2017**CARRIED**

9.15 Islands Solid Waste – Function 310-319

MOVED by Director Beldessi, SECONDED by Director Daugert, that the Five-Year Financial Plan 2017-2021 for Islands Solid Waste, Function 310-319, be approved as presented.

148-2017**CARRIED**

9.16 Regional Recycling (Mainland) – Function 340

MOVED by Director Kinney, SECONDED by Director Brain, that the Five-Year Financial Plan 2017-2021 for Regional Recycling (Mainland), Function 340, be approved as presented.

149-2017**CARRIED**

9.17 Rural Land Use Planning – Function 510

MOVED by Director Martin, SECONDED by Director Beldessi, that the Five-Year Financial Plan 2017-2021 for Rural Land Use Planning, Function 510, be approved as presented.

150-2017**CARRIED**

9.18 Economic Development – Function 570

MOVED by Director Beldessi, SECONDED by Director Kinney, that the Five-Year Financial Plan 2017-2021 for Economic Development, Function 570, be approved as presented.

151-2017

CARRIED

9.19 Prince Rupert Regional Archives – Function 710

MOVED by Director Kinney, SECONDED by Director Brain, that the Five-Year Financial Plan 2017-2021 for Prince Rupert Regional Archives, Function 710, be approved as presented.

152-2017

CARRIED

9.20 North Pacific Cannery – Function 715

MOVED by Director Bergman, SECONDED by Director Brain, that the Five-Year Financial Plan 2017-2021 for North Pacific Cannery, Function 715, be approved as presented.

153-2017

CARRIED

9.21 Haida Gwaii Museum – Function 720

MOVED by Director Daugert, SECONDED by Director Martin, that the Five-Year Financial Plan 2017-2021 for Haida Gwaii Museum, Function 720, be approved as presented.

154-2017

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 approved as presented.

155-2017

CARRIED

9.23 Haida Gwaii Recreation – Function 730

MOVED by Director Daugert, SECONDED by Director Brain, that the Five-Year Financial Plan 2017-2021 for Haida Gwaii Recreation, Function 730, be approved as presented.

156-2017

CARRIED

9.24 Sandspit Community Hall – Function 735

MOVED by Director Beldessi, SECONDED by Director Daugert, that the Five-Year Financial Plan 2017-2021 for Sandspit Community Hall, Function 735, be approved as presented.

157-2017**CARRIED****9.25 Mainland Recreation Area A – Function 751**

MOVED by Director Bergman, SECONDED by Director Brain, that the Five-Year Financial Plan 2017-2021 for Mainland Recreation Area A, Function 751, be approved as presented.

158-2017**CARRIED****9.26 Mainland Recreation Area C – Function 752**

MOVED by Director Kinney, SECONDED by Director Bergman, that the Five-Year Financial Plan 2017-2021 for Mainland Recreation Area C, Function 752, be approved as presented.

159-2017**CARRIED****9.27 Feasibility Studies – Function 901**

MOVED by Director Beldessi, SECONDED by Director Brain, that the Five-Year Financial Plan 2017-2021 for Feasibility Studies, Function 901, be approved as presented.

160-2017**CARRIED****9.28 Sandspit Water – Function 810**

MOVED by Director Beldessi, SECONDED by Director Daugert, that the Five-Year Financial Plan 2017-2021 for Sandspit Water, Function 810, be approved as presented.

161-2017**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 Brain, SECONDED by Director Kinney, that the North Coast Regional District Regular Board meeting be adjourned at 7:35 p.m.

162-2017**CARRIED**

Approved and 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 February 7, 2017 at 7:00 PM.

Adopted March 7, 2017

PRESENT Gail Henry, Behn Cochrane, Stan Hovde, Bill Quaas, Bill Beldessi

ABSENT

Chair Gail Henry

Vice Chair Behn Cochrane

Staff Barb Parser

Public 8

1. CALL TO ORDER 7:04 PM

2. CONSIDERATION OF AGENDA (additions/deletions)

010-2017 Motion to accept agenda as amended moved by Behn Cochrane, seconded by Stan Hovde, Carried

3. MINUTES & BUSINESS ARISING FROM MINUTES

3.1 Minutes January 2017

011-2017 Motion to adopt January Minutes moved by Bill Quaas, seconded by Stan Hovde, Carried

4. DELEGATIONS

5. CORRESPONDENCE

5.1 Email - AED for Canada Post - BC PAD Program

012-2017 Motion to have North Coast Regional District purchase replacement pads and batteries for AED positioned in the Canada Post building as needed moved by Bill Beldessi, seconded by Stan Hovde, Carried

5.2 Gwaii Communications

013-2017 Motion to support in principal the Gwaii Communications proposals for funding to improve internet services on Haida Gwaii moved by Bill Beldessi, seconded by Stan Hovde, Carried

6. REPORTS – RESOLUTIONS

6.1 Water Operators Report November 2016

6.2 Directors Report

6.3 Gwaii Tel Report - Evan Putterill

014-2017 Motion to accept and file 6.1, 6.2 and 6.3 reports moved by Behn Cochrane, seconded by Bill Quaas, Carried

7. OLD BUSINESS

7.1 Ratification of Motions

015-2017 Motion moved by Behn Cochrane to write a letter of support to the Sandspit Community Society for their request of funding from Gwaii Trust Society funding program "Gwaii Trust Major Contributions" for their project named "Tourism and Education Project", seconded by Bill Quaas, Carried

016-2017 Motion moved by Behn Cochrane to write a letter of support to the Sandspit Volunteer Fire Department for their request of funding from Gwaii Trust Society funding program "Gwaii Trust Major Contributions" for their project named "Sandspit Volunteer Fire Department 2017 Project", seconded by Bill Quaas, Carried

017-2017 Motion to ratify vote 015-2017 and 016-2017 moved by Behn Cochrane, seconded by Bill Beldessi, Carried

8. NEW BUSINESS

9. PUBLIC INPUT

10. IN CAMERA

11. ADJOURNMENT

018-2017 Motion to Adjourn by Behn Cochrane 8:11 PM, Carried

Approved and adopted:

Certified correct:

Chair

Secretary

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

Payable To	Date	Amount	Purpose
Regional District of Kitimat-Stikine	7-Feb	\$ 9,602.00	2016 RD portion - Resource Benefits Alliance (RBA)
Big Red Enterprises Ltd.	7-Feb	\$ 17,274.39	January Garbage Collection Contract
Pacific Blue Cross	7-Feb	\$ 5,565.54	February PBC & BC Life Premiums
Port Edward Historical Society (NP Cannery)	7-Feb	\$ 50,000.00	2017 Grant - 1st Installment
Vancouver Island Regional Library (VIRL)	7-Feb	\$ 11,420.00	2017 1st Quarter total levy
Prince Rupert Regional Archives	16-Feb	\$ 21,250.00	2017 Grant - 1st Quarter
Municipal Pension Plan	7-Feb	\$ 6,109.32	Payroll Remittance (PP3-2017)
Receiver General	7-Feb	\$ 11,221.93	Payroll Remittance (PP3-2017)
Receiver General	21-Feb	\$ 13,476.09	Payroll Remittance (PP4-2017)
Municipal Pension Plan	21-Feb	\$ 6,066.02	Payroll Remittance (PP4-2017)

CHEQUES OVER \$5,000:	\$	151,985.29
CHEQUES UNDER \$5,000:	\$	51,574.87
TOTAL CHEQUES:	\$	203,560.16

January 26, 2017

Lindsay Luke
Project Assessment Manager
Environmental Assessment Office
PO Box 9426 Stn. Prov. Govt.
Victoria, BC, V8W 9V1

TransCanada Corporation
450 – 1st Street S.W.
Calgary, AB, Canada T2P 5H1

Tel: 403-920-7385

Fax: 403-920-2397

Email: marilyn_carpenter@transcanada.com

www.transcanada.com

Dear Lindsay,

Re: Request for Amendment to EAC # E14-06 - Schedule A

On November 25, 2014 Prince Rupert Gas Transmission Ltd. (PRGT) received an Environmental Assessment Certificate EAC #E14-06 (Certificate) for the Prince Rupert Gas Transmission Project (Project). Subsequently, on December 16, 2015, EAO amended Schedule A of the Certificate to include barge landing sites, material off-loading facilities, a dock at Nasoga Gulf and a jetty at Nass Harbour as additional ancillary facilities. The amendment also revised the total number of construction camps to 13 to reflect a marine camp.

PRGT has since identified additional changes to the project which would require an amendment to Schedule A of the Certificate which are:

- Addition of two main spread construction camps
- Addition of a standby compressor unit at each compressor station.

A summary of the changes and rationale for the each of the proposed changes to the Schedule A of the Certificate is provided below.

Main Spread Construction Camps

PRGT has identified the need for two additional main spread construction camps along the pipeline route to better align with the construction and prime contractor spread breaks now being considered for the Project. This will result in an increase in the Project footprint up to 53 ha. The total number of workers at main construction camps will increase by 200 workers compared to that described in Schedule A of the Certificate (see Table 1).

Table 1 –Construction Camp Worker Loading in CPD and Proposed Amendment

Construction Camps	Number of Camps	Worker Load/Camp	Total # of Workers
Currently in CPD	3 compressor station camps	up to 225 workers	up to 10,975 workers
	9 camps	up to 1,100 workers	
	1 Marine Camp	up to 400 workers	
Proposed Amendment	3 compressor station camps	up to 225 workers	up to 11,175 workers
	8 camps	up to 1,000 workers	
	3 camps	up to 700 workers	
	1 marine camp	up to 400 workers	

The additional camps will be located so that travel time for construction workers is reduced, resulting in reduced effects on local infrastructure. The additional camps will be in operation for the same length of time (between 18 and 42 months, depending on construction timelines and activities) as the other main spread construction camps originally presented in Section 1.2.5.4 of the EAC Application (Application). There are no new activities associated with the additional camps not already assessed in the Application. The location of the camp sites are consistent with the potential camp sites described in Section 1.2.5.4 of the Application. The siting of these camps will consider the siting criteria outlined in Section 1.5.2 of the Application.

Consultation

Once the proposed camp locations are determined and prior to applying to the Oil and Gas Commission (OGC) for permits, PRGT will consult affected Aboriginal Groups, stakeholders (i.e., municipalities and Regional Districts) and FLNRO regarding the location and rationale for siting of the camps.

As required by the OGC under its application process, PRGT will consult with stakeholders identified in the OGC application requirements (eg. Landowners, crown tenure holders). In the event that one or more of these new camps requires re-zoning, or to obtain a Temporary Use Permit, PRGT will comply with the processes and related engagement required by the Regional District.

FLNRO will also be consulted with regarding the relative risk to grizzly bears and the potential need for additional mitigation measures. In addition, notification of proposed camp locations will be sent to all interested parties identified in the Socio-Economic Effects Management Plan (SEEMP).

Subsequent to the filing of permit applications for the two proposed camps, OGC will also undertake consultation with affected Aboriginal groups and stakeholders to determine if there are any concerns or unresolved issues.

Through PRGT's consultation, and the processes required by regulatory authorities, along with the consultation undertaken by OGC during the permitting review will provide for multiple opportunities for PRGT, affected Aboriginal groups and stakeholders to discuss the locations and any concerns expressed.

Compressor Units

Section 3 of Schedule A of the Certificate currently states:

“The Project includes up to a maximum of eight natural gas fired turbo-compressor stations, each of which include up to two 33 megawatt (MW) natural gas powered compressor units. The maximum area of land and number of units at each compressor station is shown in Table 1.”

PRGT will need to add up to one additional compressor unit at each of the eight compressor stations during the second phase of the pipeline operation. These compressor units will be required for “loss of unit” protection only and will be designated as standby. This requirement derives from the very high pipeline availability criteria mandated by the downstream LNG plant operator. The total number of running units will not change from that modelled, as one compressor plant will remain idle at all times and would only be required in the event that one of the other units is unable to run (e.g. for a planned shut-down for maintenance, asset runtime management or as a result of a mechanical failure). The compressor station footprints are sufficient to fit a back-up unit; therefore no change to the Project footprint is required. There will also be no change to the Project emissions as a result of the addition of back-up compressor units as the total number of running units remains unchanged. The compressor station units will be used for the duration of the Project (40 years).

Conclusion

With implementation of mitigation measures outlined in the Application, relevant management plans, and the implementation of EAC conditions, the addition of two main spread construction camps and the addition of standby compressor units to the CPD are unlikely to result in a change in the assessment presented in the Application.

The proposed changes to the CPD, with the exception of the standby compressor units, will be addressed by the BC Oil and Gas Commission (OGC) permitting process. Stakeholders and Aboriginal Groups with traditional territories that overlap the proposed changes will be consulted as part of the OGC permitting process.

With respect to the addition of the standby compressor units, as there is no change to the proposed footprint or emissions associated with this proposed change it does not trigger additional OGC permit requirements or warrant further assessment.

Proposed Amendments to Schedule A (Certified Project Description)

Prince Rupert Gas Transmission Ltd. requests the following amendments to Schedule A of the Certificate; the revisions are shown in bold:

1. *The first bullet of section 5.2 of Schedule A of the Certificate is rescinded and replaced with:*
 - *Up to **15** construction camps to house workers during construction:*
2. *The first sub-bullet of the first bullet of section 5.2 of Schedule A of the Certificate is rescinded and replaced with:*
 1. ***Eight** main spread construction camps with each housing up to **1,000** workers **and 3 main spread construction camps housing up to 700 workers. Each main construction camp will occupy** up to 26.5 ha of land, and*
3. *The first paragraph of section 3 of Schedule A of the Certificate will be rescinded and replaced with:*
 2. *The Project includes up to a maximum of eight natural gas fired turbo-compressor stations, each of which include up to **three** 33 megawatt (MW) natural gas powered compressor units, **including two main compressor units and one standby compressor unit.** The maximum area of land and number of units at each compressor station is shown in Table 1.*
4. *Table 1 in section 3 of Schedule A of the Certificate will be rescinded and replaced with:*

Table 1. Compressor station location and compressor configuration

Location (maximum ha)	Compressor Configuration
<i>Johnson Creek 2A Kilometre Post (KP) 36; 55.912391 N, -122.063532 E (9.5 ha)</i>	<i>Up to three 33 MW natural gas fired turbo-compressor units</i>
<i>Johnson Creek 2F Kilometre Post (KP) 34; 55.928544 N, -122.044904 E (9.5 ha)</i>	<i>Up to three 33 MW natural gas fired turbo-compressor units</i>
<i>Callazon Creek Kilometre Post (KP) 126; 55.562325 N, -122.875059 E (20 ha)</i>	<i>Up to three 33 MW natural gas fired turbo-compressor units</i>
<i>Witter Lake Kilometre Post (KP) 227; 55.107078 N, -123. 715373 E (20 ha)</i>	<i>Up to three 33 MW natural gas fired turbo-compressor units</i>
<i>Middle River Kilometre Post (KP) 322; 54.89014 N, -125.059591 E (20 ha)</i>	<i>Up to three 33 MW natural gas fired turbo-compressor units</i>
<i>Hautete Creek Kilometre Post (KP) 426; 55.218528 N, -126.219518 E (20 ha)</i>	<i>Up to three 33 MW natural gas fired turbo-compressor units</i>
<i>Kispiox Kilometre Post (KP) 536; 55.463414 N, -127.604057 E (20 ha)</i>	<i>Up to three 33 MW natural gas fired turbo-compressor units</i>
<i>Borden Lake Kilometre Post (KP) 641; 55.50217 N, -128.870337 E (20 ha)</i>	<i>Up to three 33 MW natural gas fired turbo-compressor units</i>
<i>Ishkeenickh Kilometre Post (KP) 733; 54.977153 N, -129.630936 E (20 ha)</i>	<i>Up to three 33 MW natural gas fired turbo-compressor units</i>

For the reasons described above, PRGT has concluded that the proposed changes, which include two additional construction camps and the addition of a standby compressor unit at each compressor station, are unlikely to result in an alteration to the conclusions presented in the Application. It is PRGT's opinion that the proposed changes included in this request are consistent with the description of the Project as presented in Schedule A, and that EAC conditions, including associated management plans, combined with the requirements of the OGC permitting process, are sufficiently robust to address potential effects. Prince Rupert Gas Transmission Ltd. requests that the BC EAO amend the CPD to reflect the changes listed above.

Should you have any questions or require additional information about the proposed changes to Schedule A of the Certificate outlined herein, please do not hesitate to contact me.

Sincerely,



Marilyn Carpenter
 Director, Environmental and Regulatory Permitting
 Prince Rupert Gas Transmission Ltd.

Daniel Fish

From: Doug Chapman <cao@sqcrd.bc.ca>
Sent: Wednesday, March 1, 2017 9:26 AM
To: Daniel Fish
Subject: FW: NH news release: Apply now! IMAGINE Community Grants of up to \$5,000 available to community groups, schools, and other partners

Hi Daniel:

Let's put this on the Board agenda.

Doug

From: Collins, Eryn [mailto:Eryn.Collins@northernhealth.ca]
Sent: March-01-17 8:46 AM
To: Communications Account
Subject: NH news release: Apply now! IMAGINE Community Grants of up to \$5,000 available to community groups, schools, and other partners

The following NH news release will be distributed to Northern BC media outlets this morning, and posted online [here](#).

For immediate release

March 1, 2017

Apply now! IMAGINE Community Grants of up to \$5,000 available to community groups, schools, and other partners

Do you have an idea for a project that promotes staying healthy, preventing injury, or preventing disease in your community? Northern Health is now taking applications to provide funding of up to \$5,000 for grassroots projects that will improve the well-being of community members across northern B.C.

IMAGINE Community Grants provide funding to community organizations, schools or Parent Advisory Councils, service agencies, First Nations bands or organizations, municipalities, regional districts, and other partners with projects that make northern communities healthier. Some examples of past grantees are available at <http://goo.gl/eTmDUL>.

"Many local governments, community groups, schools, First Nations organizations, and other stakeholders are leaders and promoters of healthy living," said Health Minister Terry Lake. "These groups play a pivotal role in promoting health, preventing injury and chronic disease where residents of northern B.C. live, work, learn, and play. Supporting their innovative ideas through the IMAGINE grants is another way we are working together towards our shared priorities of healthy early childhood development, injury prevention, mental wellness, and more."

Aligning with the Healthy Families BC Policy Framework, IMAGINE grants fund community-based projects with a focus on one or more of the following areas:

- Healthy eating and food security
- Physical activity and active living
- Injury prevention
- Tobacco-free communities
- Mental wellness
- Prevention of alcohol-related harm

- Healthy early childhood development
- Healthy aging

“As part of our strategic plan, Northern Health has recommitted to partnering with communities to support people to live well and to prevent disease and injury,” said Dr. Sandra Allison, Northern Health’s Chief Medical Health Officer. “Funding locally-designed projects through the IMAGINE Community Grants allows community members to identify what their community needs, build relationships, promote healthy outcomes, and develop their own skills and capacity. This seed funding is also a valuable tool for groups looking to build on what’s working and to address some of the challenges identified through my recent consultation report on Growing Up Healthy in Northern BC.”

Applicants can apply for funding of up to \$5,000 for each project. Preference will be given to projects that encourage different community groups to work together, address something that is missing in the community, help those who are disadvantaged or vulnerable, develop skills and resources in the community, and feature a plan to live on in the community after the funding ends.

Grant information and application forms are available on Northern Health’s IMAGINE Grants website. Information can also be obtained via e-mail at imagine.grants@northernhealth.ca or by phone at 250-565-2131.

Applications are being accepted from March 1, 2017, to March 31, 2017. Projects must end prior to November 30, 2017.

This is the first call for grant applications of 2017. Another cycle for IMAGINE Community Grants funding will be released in the fall.

The most recent cycle of grant funding awarded nearly \$250,000 to 68 projects in 29 communities across northern B.C. last November.

Media Contact:

NH media line: 1 (877) 961-7724

Daniel Fish

From: Greg Martin <mayor@queencharlotte.ca>
Sent: Tuesday, February 28, 2017 4:16 PM
To: Daniel Fish
Subject: FW: Traumatic BCAS Patient Transfer
Attachments: Krueger_Pt_Transfer.pdf

Hi Daniel,
 Please add as information item to the agenda, incl attachment.
 Thanks,
 Greg

From: Greg Martin
Sent: February-28-17 4:14 PM
To: 'hlth.minister@gov.bc.ca' <hlth.minister@gov.bc.ca>
Cc: Tanya Krueger <tanyakrueger@northsaveins.com>; Lori Wiedeman <cao@queencharlotte.ca>; 'Foster, Ellen' <Ellen.Foster@northernhealth.ca>
Subject: Traumatic BCAS Patient Transfer

February 28, 2017

Hon. Terry Lake
 Minister of Health
 Parliament Buildings,
 Victoria, BC
 V8V 1X4

Dear Minister Lake,
 Thank you for coming to Queen Charlotte last November to help us celebrate the grand opening of our new hospital and wellness centre. I appreciated the opportunity, however briefly, to discuss our local healthcare services with you. The residents of Haida Gwaii are very pleased with their new facility, and more importantly, the improved service delivery it has brought about.

My purpose in writing you today is to bring to your attention a BCAS patient transfer by water from Sandspit to our new hospital that was very traumatic for the patient and her family. I have the permission of the patient's daughter, Tanya Krueger, to share her story in the hope that other patients will not have to suffer a similar experience.

My understanding is that BCAS chose to utilize the local Coast Guard vessel instead of calling out the BC Ferries vessel m/v Kwuna. While the Kwuna can and does carry ambulances for safe and comfortable patient transfer, the Coast Guard vessel cannot. The patient was carried in a stretcher down the dock in frosty conditions and then maneuvered through the vessel's hatchway to the interior. It was stressful, and she died two days later.

Only the BC Ambulance Service has the authority to call out the Kwuna, and BCAS management chose not to. BC Ferries (please see attached correspondence) does not make these decisions. While we wish to acknowledge the good service and dedication of our local, largely volunteer BCAS staff, we have had many difficulties in dealing with senior BCAS staff.

Minister Lake, we ask for your help in dealing with BCAS management generally, and in resolving this issue, specifically.

Sincerely,

Mayor Greg Martin

Village of Queen Charlotte
903A Oceanview Drive
Queen Charlotte, B.C. V0T 1S0
250.559.4765



This message is intended only for the use of the individual(s) or entities named above, and may contain information that is privileged, confidential or exempt from disclosure under applicable law. If you are not the intended recipient or their employee or agent responsible for receiving the message on their behalf, your receipt of this message is in error and not meant to waive privilege in this message. Please notify us immediately, and delete the message and any attachments without reading the attachments. Any dissemination, distribution or copying of this communication by anyone other than the intended recipient is strictly prohibited. Thank you.

February 23, 2017

To: BC Emergency Health Services
304-2955 Virtual Way, Vancouver, BC V5M 4X6

BC Ferries
1112 Fort Street
Victoria, BC V8V 4V2

Re: Patient transfer from Sandspit BC to the Haida Gwaii Hospital & Health Centre

To Whom it may concern,

My name is Tanya Krueger and I am a resident of Sandspit BC. I am writing this letter to bring to your attention the dangerous and lacking service that residents of our community receive when travelling at night to the Haida Gwaii Hospital & Health Centre.

I personally experienced this service on the evening of February 1, 2017. On that evening, My stepfather Alex Matson and I accompanied my mother to the hospital after calling the ambulance for her. Please let me expand on my mother's history and condition.

My mother's name was Patricia Matson and she was born on December 21, 1945 in Lac La Biche Alberta. She moved to Sandspit in 1978 and lived there until she passed away at 4:30 pm on February 3rd, 2017.

Patricia had been diagnosed with Chronic Obstructive Pulmonary Disease in 2007 and for 10 years she battled the disease with courage and strength. On the evening of February 1, Patricia was nearing the end of her life and she required immediate hospital care.

We called our emergency number and requested an ambulance to transport her to our local hospital located in Queen Charlotte, BC. We requested that Patricia be transported via our local BC Ferry, the Kwuna, as she had repeatedly stated many times that "When I need to go to the hospital I hope it is during the day because I don't want to have to go over with the coast guard". My Mother's fear became a reality on that evening.

Our ambulance attendant forwarded our request to call out the Kwuna ferry but sadly the request was denied. My mother was then put from her bed onto a stretcher and loaded into the Ambulance waiting outside. The Ambulance travelled to our local Marina at around 8:30 pm and, in freezing temperatures, she was taken from the Ambulance and loaded down a steep gangway at low tide. The dock area at the bottom of the gangway was slippery with frost.

My mother was then transferred from the ambulance stretcher onto a Coast Guard stretcher and lifted from the dock onto the Cape Mudge, our local Coast Guard search and rescue vessel.

Her husband and myself were able to travel with her aboard the Cape Mudge. We held the pillow we had brought from her bed around the back of her head and around her ears to shield

her from the immense sound of the vessel's motor. The vessel also smelled of diesel fuel, which was nauseating.

I stood over my mother and kept eye contact with her to reassure her that we were almost there. The Coast Guard employees and BC Ambulance attendant were taking her vitals at intervals along the 40 minute boat ride.

Once we finally arrived at the Queen Charlotte Harbour, my mother was unloaded from the Cape Mudge and transported back onto a BC Ambulance stretcher in the freezing temperatures. She was then taken back up a very steep (Low Tide) and slippery gangway, at which time her husband Alex slipped while walking up the gangway. Luckily he was not injured. Once we arrived at the hospital, my mother was able to get off the portable oxygen and onto the hospital's oxygen supply. Her ordeal was complete.

My mother passed away two days later, surrounded by her family.

My hope in writing this letter to you, is that no other resident of Sandspit ever has to endure these stressful and horrific circumstances in their most vulnerable health conditions. Whether they require an ambulance for a broken arm, a serious accident, or for the end of their life like my mother, everyone deserves a reasonable and comfortable level of care in transport to the hospital. My mother's ordeal was neither reasonable nor comfortable.

And please let me stress that our BC Ambulance attendants and Coast Guard did their utmost to ensure my mother's comfort in these terrible conditions. But I believe that if my mom's request to travel via the ferry service had been granted, it would have greatly reduced her discomfort, stress, and anxiety in her final days.

To BC Ferries, I implore you to re-examine the cuts you have made to the scheduled service runs of the Kwuna. It is a vital lifeline to emergency services in Queen Charlotte. It is an essential service to the citizens of Sandspit and its current level of service is unacceptable and endangers the lives of every soul on Moresby island.

To BC Ambulance, I implore you to advocate for your employees and the patients you serve by requesting that BC Ferries reinstate their pre-2015 service levels for the Kwuna. If you do not, you are just as guilty as BC Ferries if their current service procedures end up killing or endangering someone's life.

Yours respectfully,

Tanya Krueger
PO Box 99,
Sandspit, BC
Cell (250)617-2998
Email kruegersfour@yahoo.ca

Greg Martin

Subject:

FW: Tanya's Letter - BC Ambulance Patient Transfers

From: Guenette, Darin [<mailto:Darin.Guenette@bcferries.com>]

Sent: Friday, February 24, 2017 9:03 AM

To: Foster, Ellen <Ellen.Foster@northernhealth.ca>

Subject: RE: Tanya's Letter - BC Ambulance Patient Transfers

Thanks Ellen,

It is indeed unfortunate to see someone go through a difficult time, I wish her well. At least I can offer information from how BC Ferries gets requested to assist BC Ambulance, and you can share this info as you see fit.

1. During an emergency/ambulance run during the 'silent hours' of the Alliford Bay-Skidegate ferry, the decision on which resources to call upon to help transfer people between Graham and Moresby Islands is completely with BC Ambulance Services. They assess which resources are available (ferry, Coast Guard, aircraft, etc) and then determine what makes the most sense; I understand this is a complex decision-making process that takes into account a number of factors such as the state of the patient, weather, health services available...and yes, cost of each service.
2. The crew of the Kwuna does not make the decision to 'go/not go' on an ambulance run; if BCAS requests their services...and they are fully operable (crew available, vessel serviceable, etc)...they go. It is always BCAS that needs to make the decision that transport by ferry is most appropriate. The crew will only accept taskings from BCAS. If another organization or individual tries to make a request to them, they will not respond.
3. As you are aware, the decision to reduce services on the Alliford Bay-Skidegate route in 2014 was a policy decision by the Ministry of Transportation and Infrastructure, as we are a contractor that provide services as dictated in a contract with MOTI. They made a difficult decision to reduce the operating day on that route by altering BC Ferries' crewing from two, eight hour shifts each day to one, twelve hour shift. This resulted in a significant reduction of costs on that route, and thus helped reduce the amount of taxpayer dollars used to fund that route.

To be clear, BC Ferries needs to provide ferry services on each route as dictated in our contract with MOTI...to the minimum level outlined in the contract. We can choose unilaterally to provide more sailings/service than in the contract, but will not receive payment (i.e. service fees) from MOTI for these services. Thus, unless we can be assured that any extra sailings can at least cover the costs of providing this service, we will be losing money. If we lose money continually on any given service, there will be pressure to increase fares to break even...and this is not a desirable situation.

In the case of that route, the usage/revenue is quite low, so there is no way extra sailings can ever pay for themselves. Added to this, because the same Kwuna crew works every day for a two-week period, there are regulatory requirements to carefully manage the hours they work. That is, we must provide a certain number of uninterrupted hours of rest at the end of each operating day for them, to ensure they are rested enough to safely operate the ferry the following day.

If the crew is called out during 'silent hours'...and if this ends up preventing them from getting the regulated number of rest hours, BC Ferries will need to cancel an appropriate amount of the operating schedule the following day. Thus, it is indeed possible for BCAS to request the Kwuna be used for ambulance runs in silent hours, but all have to be cognizant that this may mean some cancelled sailings the next morning. I would suspect, therefore, that BCAS will only risk affecting all the people that use the morning sailings (commuters, school children, workers, etc) if the call-out is extremely critical/life-and-death. Remember, they are the health experts...and it is their call to request the ferry; we cannot determine the seriousness of someone's health.

4. Finally, the only other way to minimize the length of the 'silent hour period' for the Kwuna would be to request MOTI consider adding service back on this route. They would need to extend the contract requirements (hours of service) for BC Ferries, and they would need to also increase the service fees (funded by taxpayers) that they pay to BC Ferries to perform contracted sailings. A difficult choice from so many angles for them, considering they understand that this route was traditionally lightly used in evening/night hours...and had shown to require significant costs to keep operating. Organizations/communities may choose to contact MOTI with an official request to increase the 'basic service levels' on a given route if they like.

I know some of this information will seem 'cold' for someone who has suffered or has a family member suffering...but I am only presenting how the processes involved work.

Regards,

Darin Guenette

Manager, Public Affairs

British Columbia Ferry Services Inc.

T: 1-877-978-2385 (toll free) or 250-978-2385 C: 250-213-9253 F: 250-978-1119

darin.guenette@bcferries.com

bcferries.com

From: Foster, Ellen [<mailto:Ellen.Foster@northernhealth.ca>]

Sent: February 23, 2017 3:47 PM

To: Guenette, Darin

Subject: FW: Tanya's Letter - BC Ambulance Patient Transfers

Hi Darin,

The enclosed letter was sent to my husband and forwarded to me today so I wanted to pass it along to see if we can't try and help this grieving daughter in some way.

Regards,

Ellen



2017 ANNUAL GENERAL MEETING – CALL FOR RESOLUTIONS

Resolutions provide an opportunity for local governments of all sizes and from all areas of the TCYHA region to express concerns, share their experiences and take a united position.

Are there any issues concerning the highway (TC Yellowhead #16 or BC Yellowhead #5) that are bothering you? Anything to do with the highway that is of concern to your municipality? If so, please construct that in the form of a Resolution and submit it for discussion at our Annual General Meeting.

Our members submit resolutions on province-wide or region specific issues for consideration by the full membership at the TCYHA's Annual General Meeting. Resolutions endorsed by the membership are conveyed to senior levels of government and other stakeholders involved in the affairs of our four western provinces.

Resolutions must be submitted by a member community in order to reach the floor at the TCYHA AGM & Convention.

The deadline for submitting resolutions for the 2017 AGM is **March 24th**. While you can still submit resolutions after this date, they will be labelled a „late“ resolution, and may not make it into the printed AGM booklet, depending on how late they are submitted.

The procedures and forms can be found at: <http://www.transcanadayellowhead.com/resources/>. Please ensure that all the documentation is completed prior to submission.

Submit your resolution(s), with the Subject line “Resolutions **2017** – Attn: Resolutions Chair” to admin@goyellowhead.com.

If you would like any further information on the above contact John at admin@goyellowhead.com.

Thank you,

Sandy Salt (Councillor, Village of Valemount, BC)
Resolutions Chair
TCYHA Board of Directors



DISTRICT OF COLDSTREAM

9901 KALAMALKA ROAD, COLDSTREAM, BC V1B 1L6

Phone 250-545-5304 Fax 250-545-4733

Email: info@coldstream.ca Website: www.coldstream.ca

"Rural Living At Its Best"

February 22, 2017

File: 0230-20 SILGA 2017 Resolution

The Honourable Christy Clark, M.L.A.
Premier of British Columbia
PO BOX 9041 STN PROV GOVT
Victoria BC V8W 9E1

VIA EMAIL: premier@gov.bc.ca

Dear Premier Clark:

Re: Provincial Private Moorage Program

At their meeting held February 14, 2017, The District of Coldstream Council adopted the following resolution:

THAT the Ministry of Forest, Lands and Natural Resource Operations amend the Provincial General Permission for the Use of Crown Land for Private Moorage to explicitly require that a General Permission for private moorage requires compliance with any local government regulation pertaining to the construction, placement and use of private moorage;

AND THAT Front Counter BC reinstate its practice of referring Private Moorage applications to municipalities;

AND FURTHER THAT if the Ministry does not amend the Provincial General Permission for the Use of Crown Land for Private Moorage, that the Thompson Okanagan area be designated an "Application Only Area".

The District has forwarded this resolution to the Southern Interior Local Government Association to seek support at the 2017 Annual Convention with the intention of presenting this resolution at the 2017 UBCM Convention. The District hopes that you will support our efforts to ensure that local government requirements are protected as they relate to the construction of docks in our communities.

Yours truly,

Jim Garlick
Mayor

ENCL. 2017 SILGA Resolution and Background Information

Pc:

- Eric Foster M.L.A. Vernon-Monashee, via email eric.foster.MLA@leg.bc.ca
- Honourable Steve Thomson, Minister of Forests, Lands and Natural Resource Operation, via email FLNR.Minister@gov.bc.ca
- Greg Kockx, Manager Land Tenures Branch, Ministry of Forests, Lands and Natural Resource Operations, via email Greg.Kockx@gov.bc.ca
- UBCM Member Municipalities

RESOLUTION TO THE

Southern Interior Local Government Association

(SILGA)

Provincial Private Moorage Program

District of Coldstream

WHEREAS the Ministry of Forests, Lands and Natural Resource Operations has amended the private moorage program permitting residential docks to be authorized under a "General Permission" rather than an application-driven Crown land tenure;

AND WHEREAS residential docks authorized under a "General Permission" will not require a referral to the local government for compliance with local government requirements:

THEREFORE BE IT RESOLVED that the Ministry of Forests, Lands and Natural Resource Operations amend the Provincial General Permission for the Use of Crown Land for Private Moorage to explicitly require that a General Permission for private moorage requires compliance with any local government regulation pertaining to the construction, placement and use of private moorage;

AND THAT Front Counter BC reinstate its practice of referring Private Moorage applications to municipalities;

AND FURTHER THAT if the Ministry does not amend the Provincial General Permission for the Use of Crown Land for Private Moorage, that the Thompson Okanagan area be designated an "Application Only Area".

BACKGROUND INFORMATION

Under the previous process applications for a dock approval included a form of tenure for the area of the waterbody where the dock was to be located. Previously a person would receive tenure over the area, usually for a ten-year period of time. Through that process the local government would receive a referral to confirm compliance with use and dock dimensions. If the local government's requirements were satisfied and the dock met provincial guidelines, tenure would be granted and the dock permitted.

Under the new General Permission standards, tenure is not granted; the property owner has the right to install a dock on the water provided it meets the provincial guidelines.

One of the conditions to comply with the General Permission is that the dock has to comply with any local government requirements. Unfortunately there is no check at the provincial level to see if it complies, nor is there a referral to the local government for comments.

When an application is submitted to the province, provided it meets provincial requirements and environmental criteria, the owner will be advised that they can construct the dock. That approval is conditional to the dock meeting local government requirements.

The onus is then on the property owner to check with the local government to make sure the local government requirements are met.

This creates a scenario where people will believe they have what they need once the province "signs off" and may not check with the local government for their requirements.

It would be better for all parties if the province were to continue to refer applications to the local government prior to allowing the General Permission.

Daniel Fish

From: Genge, Graham <Graham.Genge@enbridge.com>
Sent: Monday, February 27, 2017 3:49 PM
To: cao@sqcrd.bc.ca; info@sqcrd.bc.ca; sqcrd@sqcrd.bc.ca
Cc: Daniel Fish
Subject: Announcement: Enbridge Day 1



February 27, 2017

Dear Mr. Pages,

This email is to serve to ensure you are in receipt of today's email regarding Spectra Energy's Merger with Enbridge.

I am pleased to share that we have successfully completed the combination of Enbridge and Spectra Energy.

As a result of this combination, which was announced on September 6, 2016, our assets are now more diversified and balanced between natural gas and crude oil, complemented by our rapidly growing renewable power generation business.

Going forward, we remain focused on timely, proactive and meaningful engagement in an open and honest manner. As always, we are committed to delivering energy safely, reliability and responsibly and we greatly appreciate our relationship with you. If you have any questions about this announcement, please don't hesitate to reach out to me.

Sincerely,

Graham

Graham Genge
Aboriginal Relations Advisor

—
ENBRIDGE

TEL: 250-635-0618 ext 1 | CELL: 250-641-0571 | graham.genge@enbridge.com
#201- 4716 Lazelle Ave Terrace, BC V8G 1T2

enbridge.com
Integrity. Safety. Respect.

The press release can be accessed here <http://www.enbridge.com> on Enbridge.com



March 3, 2017

Barry Pages, Chair
Skeena-Queen Charlotte Regional District
342 Avenue West, Suite 14
Prince Rupert BC V8J 1L5

Reference: 260657

RECEIVED MAR 14 2017

Dear Chair Pages:

Re: Thank You

I am writing to thank you for taking the time to meet with me at the 2016 Union of British Columbia Municipalities (UBCM) convention in Victoria. I am glad we had the opportunity to discuss BC Ferries services.

The yearly UBCM gathering is a valuable chance for our government to come together with local representatives from around B.C. and look at ways we can work collaboratively to meet the unique needs of our province's communities. It is a privilege to find out more about the important progress being made by local leaders like yourself on transportation issues in your community, and I appreciate the opportunity to identify the steps we can take to help build on this work and deliver on our ministry's commitment to providing the safest, most reliable transportation network possible.

As you are aware, on February 20, 2017, the ministry announced that the Province and BC Ferries agreed to add a third round trip every second week in the off season on Route 11, Haida Gwaii to Prince Rupert. I trust these additional sailings will address some of the concerns raised at the UBCM meeting.

I look forward to continuing to work together to ensure British Columbians have their voices heard, so that we can make a difference for generations to come.

Thank you again for taking the time to meet with me.

Sincerely,

Todd G. Stone
Minister

.../2

-2-

Copy to: Grant Main, Deputy Minister
Deborah Bowman, Assistant Deputy Minister
Transportation Policy and Programs Department

CONFIDENTIAL

March 7, 2017

RECEIVED MAR 17 2017

North Coast Regional District
14 - 342 3rd Avenue West
Prince Rupert, BC V8G 1L5

Attention: Chair Barry Pages

Dear Chair Pages:

Subject: Regional Recycling Depot Asset Management Plan
Asset Management Capacity Building Program

On behalf of the Ministry of Community, Sport and Cultural Development we are pleased to enclose a cheque in the amount of \$30,000, which represents the final grant disbursement through the Asset Management Capacity Building Program for the Regional Recycling Depot Asset Management Plan project.

If you have questions regarding the Asset Management Capacity Building Program please contact the Ministry of Community, Sport and Cultural Development, Province of B.C., Lee Johnson at (250) 387-9178.

Sincerely,


Joel McKay
Chief Executive Officer

c: Doug Chapman, Chief Administrative Officer, North Coast Regional District
Daniel Fish, Deputy Corporate Officer, North Coast Regional District

CONFIDENTIAL

March 10, 2017

RECEIVED MAR 17 2017

North Coast Regional District
Suite 14 - 342 Third Avenue West
Prince Rupert, BC V8J 1L5

Attention: Chair Barry Pages

Dear Chair Pages:

**Subject: Economic Development Capacity Building Funding – 2016
Northern Development Project Number 4264 20**

We have received your reporting in support of your application for funding under the 2016 Annual Economic Development Capacity Building program for municipalities and regional districts within the Northern Development area.

The Northern Development Initiative Trust is very pleased to be able to support your community in its efforts to develop the local and regional economy through increased economic development capacity.

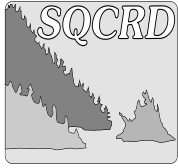
Enclosed is our cheque in the amount of \$27,445 which represents a grant towards activities in support of your 2016 economic development budget.

Please don't hesitate to contact us should you require additional information. Thank you for submitting the North Coast Regional District's report on the 2016 Annual Economic Development Capacity Building program.

Sincerely,


Joel McKay
Chief Executive Officer

- c: Doug Chapman, Chief Administrative Officer, North Coast Regional District
Daniel Fish, Deputy Corporate Officer, North Coast Regional District
Janine North, Executive Director, Misty Isles Economic Development Society



STAFF REPORT

DATE: March 24, 2017

TO: D. Chapman, Chief Administrative Officer

FROM: D. Fish, Corporate Officer

SUBJECT: Regional Recycling Advisory Committee Appointments

Recommendation:

THAT the staff report entitled “Regional Recycling Advisory Committee Appointments” be received;

AND THAT the Board appoint the following to serve as members of the Regional Recycling Advisory Committee, effective immediately:

- Des Nobels, North Coast Regional District; and
- Jean Martin, Environmental Representative;

AND FURTHER THAT staff be authorized to advertise for the vacant member positions on the Regional Recycling Advisory Committee.

BACKGROUND:

At its Regular meeting held December 12, 2014, the Board of the North Coast Regional District adopted the Regional Recycling Advisory Committee Bylaw No. 588, 2014 (Bylaw).

The Bylaw stipulates that the Board of the NCRD is to make appointment of one of the Directors from either NCRD Electoral Area A or C, with mainland Directors recommending to the Board up to three members for appointment, which may include members from a local environmental or recycling group; members residing within the Mainland Solid Waste Service Area (service area); or members from a First Nations community or organization based in the service area.

DISCUSSION:

In accordance with the Bylaw, the Board is required to make the appointment of the NCRD representative, as well as any recommended appointments, to the Regional Recycling Advisory Committee (Committee)

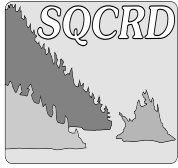
At its meeting held February 20, 2017 the City of Prince Rupert Council appointed the following to serve as City of Prince Rupert Representatives to the Committee:

- Tanya Ostrom, Assistant Operations Manager
- Hans Seidemann, Manager of Community Development & Civic Innovation

At its March 14, 2017 Regular meeting, the District of Port Edward Council appointed Bob Payette, Chief Administrative Officer, to serve as the District of Port Edward representative on the Committee.

RECOMMENDATION:

Staff is recommending that the Board of the NCRD reappoint Director Nobels and Ms. Martin to serve as members of the Committee. Staff is also recommending that the Board authorize staff to follow up with advertising for two (2) vacant member positions on the Committee.



STAFF MEMORANDUM

DATE: March 24, 2017

TO: D. Chapman, Chief Administrative Officer

FROM: Daniel Fish, Corporate Officer

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

Recommendation:

THAT the staff report entitled “April 21, 2017 North Coast Regional District Board Meeting - Sandspit” be received for information.

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 February 17, 2017 the Board of the NCRD directed staff to make the necessary arrangements for mainland Directors’ travel to Sandspit via chartered flight on April 21, 2017.

DISCUSSION:

The following is the schedule of events for travel to Sandspit to attend the April 21, 2017 NCRD Regular Board meeting:

Time	Action
April 21 @ 2:00 p.m.	Mainland Directors flight departure from Prince Rupert to Sandspit
April 21 @ 3:00 p.m.	Mainland Directors arrival in Sandspit
April 21 @ 5:00 p.m.	Board dinner at the Sandspit Inn Restaurant and Pub
April 21 @ 7:00 p.m.	NCRD Regular Board meeting
April 22 @ 10:00 a.m.	NCRD Committee of the Whole meeting
April 22 @ 3:00 p.m.	Mainland Directors flight departure from Sandspit to Prince Rupert

Accommodation while in Sandspit has been book for all traveling Directors at the Sandspit Inn on April 21st, with checkout the following morning on April 22nd.

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.

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

20th day of January, 2017.

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

20th 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

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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

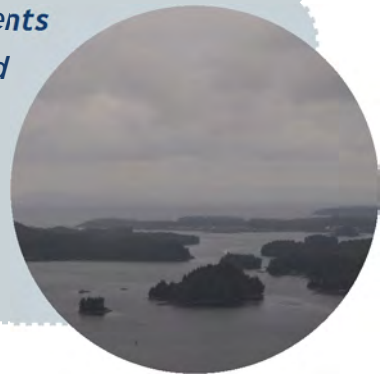
The North Coast region of British Columbia is both beautiful and intriguing; it arouses curiosity; its elusive and remote wild islands pique the imagination; and through its constantly evolving character and environment it escapes becoming commonplace. The way forward is not always clear, but the people 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

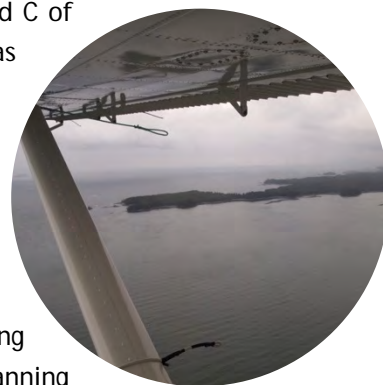
Seven general planning principles were developed for the rural areas of Electoral Areas A and C, henceforth referred to as the North Coast, based on existing planning for the region, staff expertise, and community input. These planning principles have been developed to guide decision making in rural 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 km² and 6,526 km² respectively, and a combined total of 9,470 km² of the North Coast of British Columbia. The region is bordered by Alaska and Nisga'a territories to the north, Haida Gwaii to the west, the Kitimat-Stikine Regional District to the south and the Coast Mountains to the east. The Skeena River is a vitally important and a dominant aspect of the planning area.

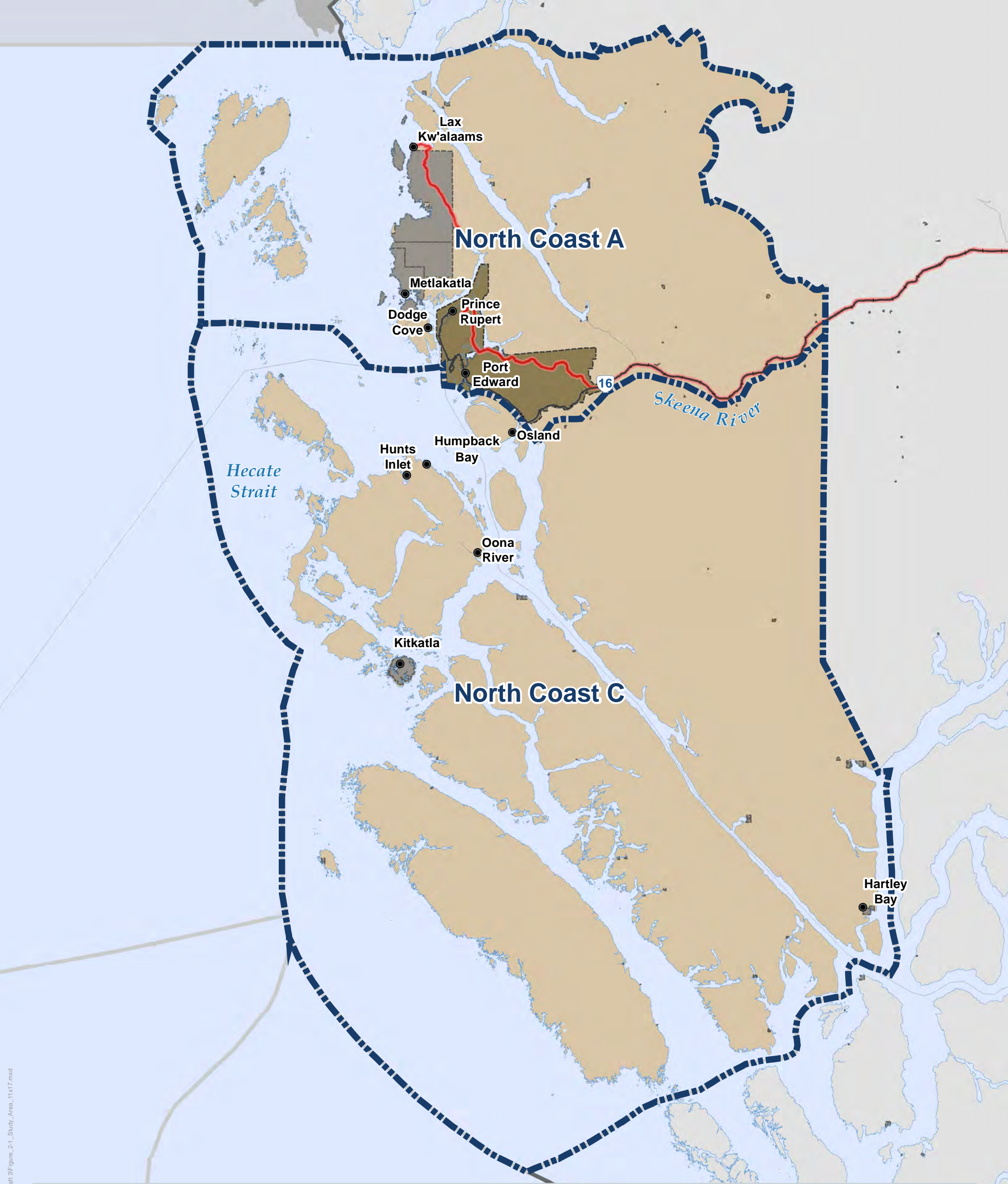
The area encompasses several First Nations Communities, including Metlakatla, Lax Kw'alaams (Port Simpson), Gitxaala (Kitkatla), and Gitga'at/Kulkayu (Hartley Bay). In addition the Kitselas and Kitsumkalum First Nations have reserve lands in the planning area. The municipalities of Prince Rupert and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

WATERWAYS

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



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





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

FIGURE 2.1 - Study Area

-  Incorporated Areas
-  First Nation Reserves

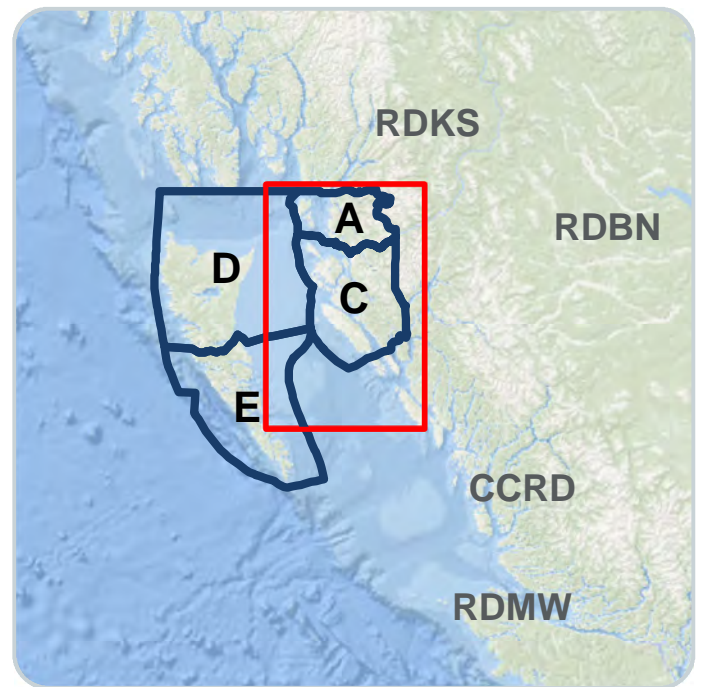
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2.2 ENVIRONMENT AND GEOGRAPHY

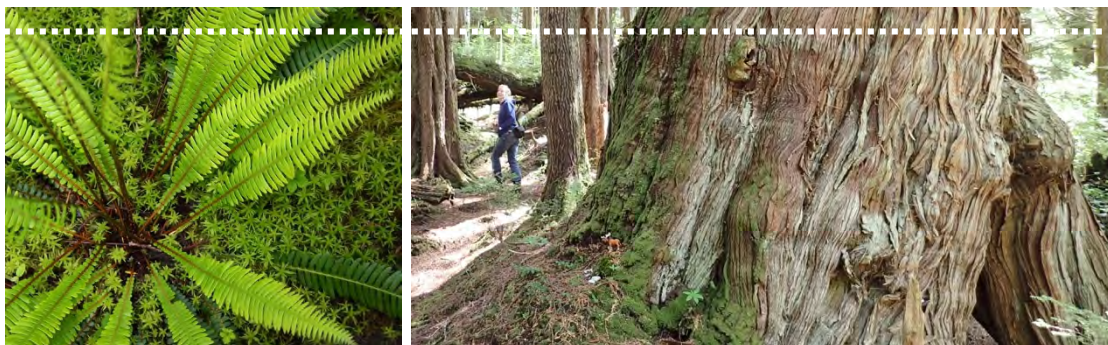
The North Coast of British Columbia is a unique place with the majority of the population living on islands and in remote areas. There are hundreds of small islands covered by vast expanses of temperate rainforest that stretch in every direction. The ocean is equally diverse and full of life that has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



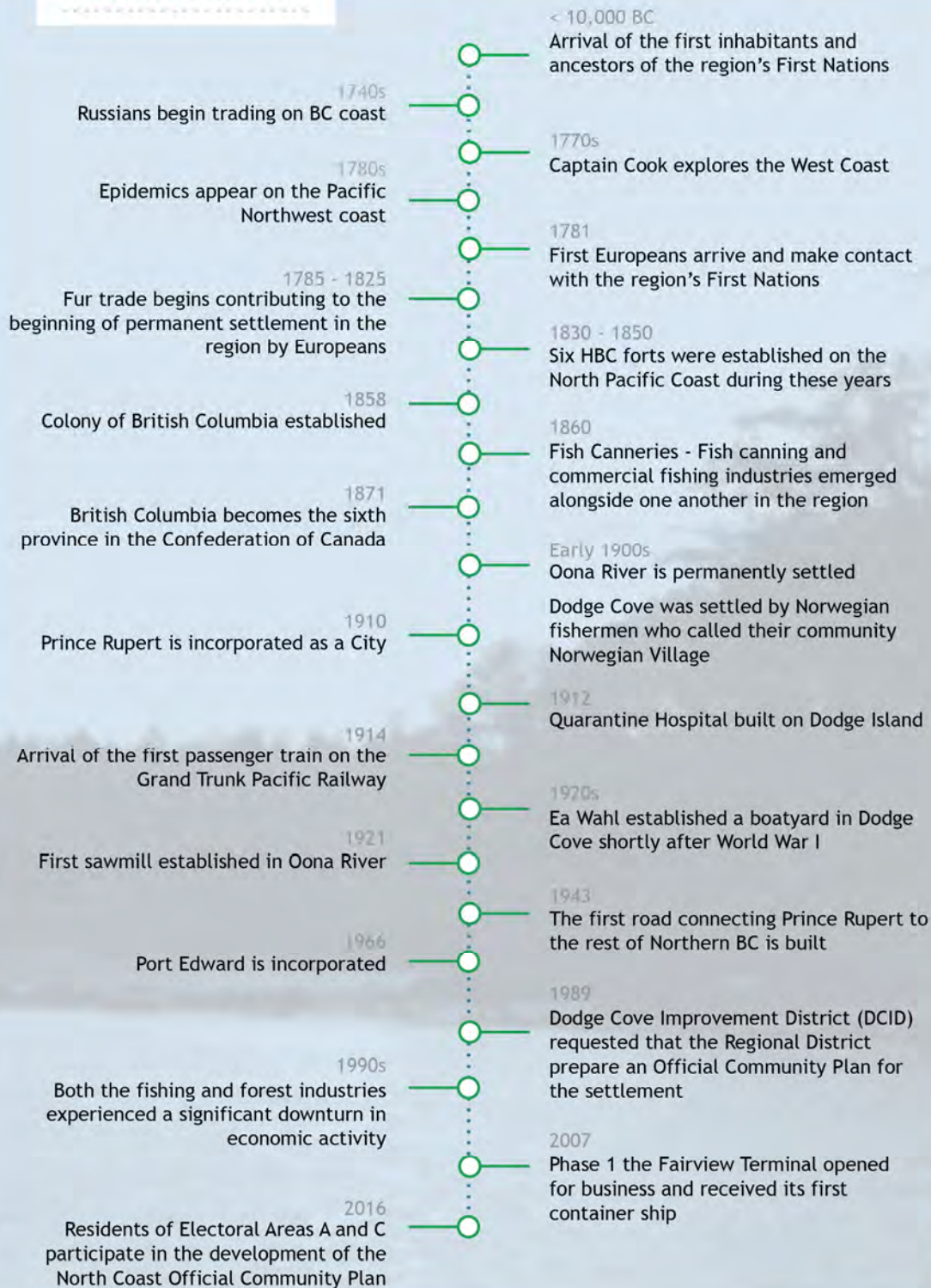
The history of European settlement is much more recent and many of its impacts can still be seen in the landscape today. The region has been heavily influenced by fishing, logging and shipping industries. In the late 1800s and early 1900s, dozens of salmon canneries operated up and down the coast. Many 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

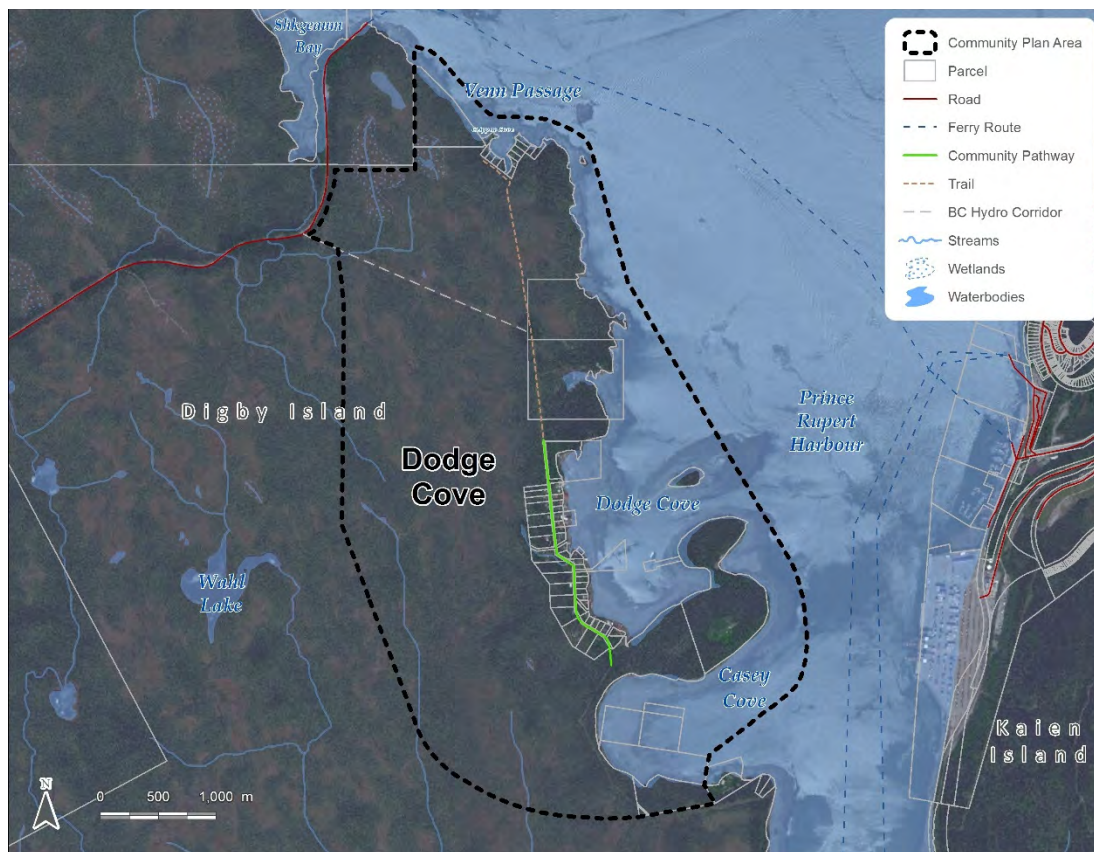
There are some private land holdings that lie scattered across the North Coast region that consist of collections of a few seasonal and weekend residences. Established communities in the planning area include Dodge Cove, Crippen Cove, Hunts Inlet, Osland, Humpback Bay and Oona River, which are occupied 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**.



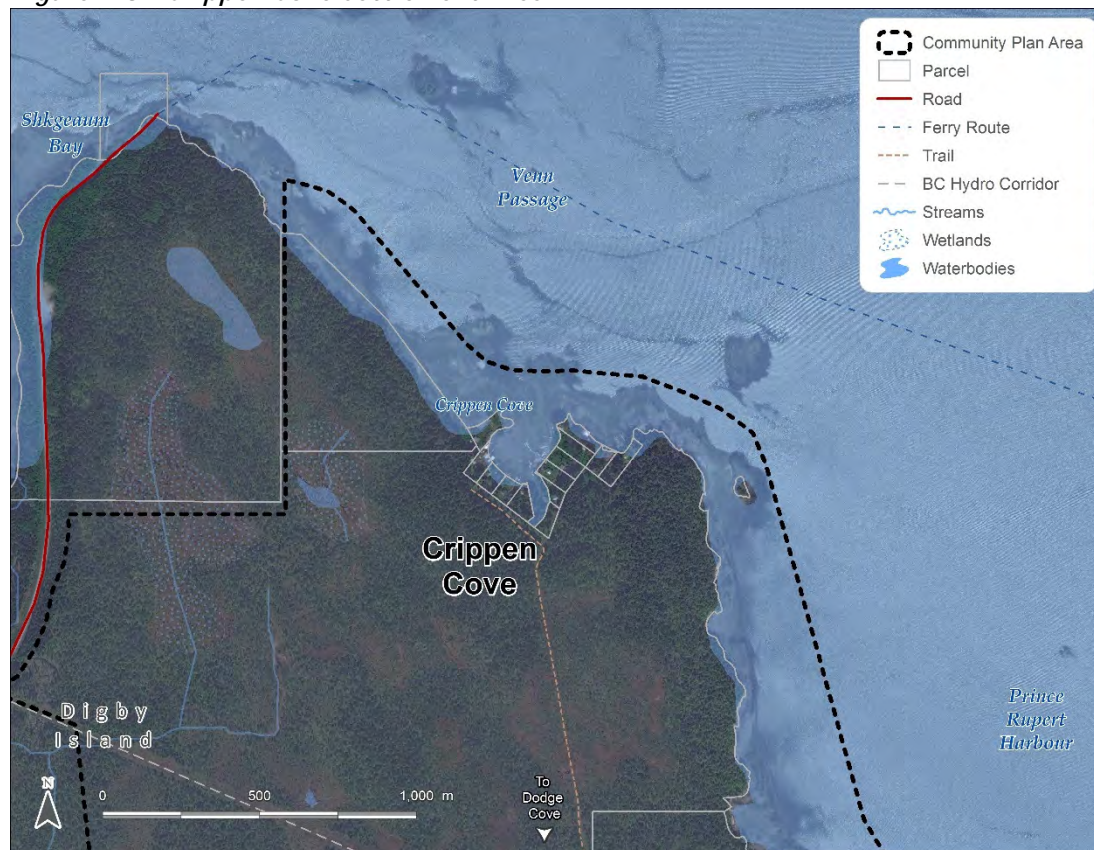
Figure 2.2 - Dodge Cove Settlement Area



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

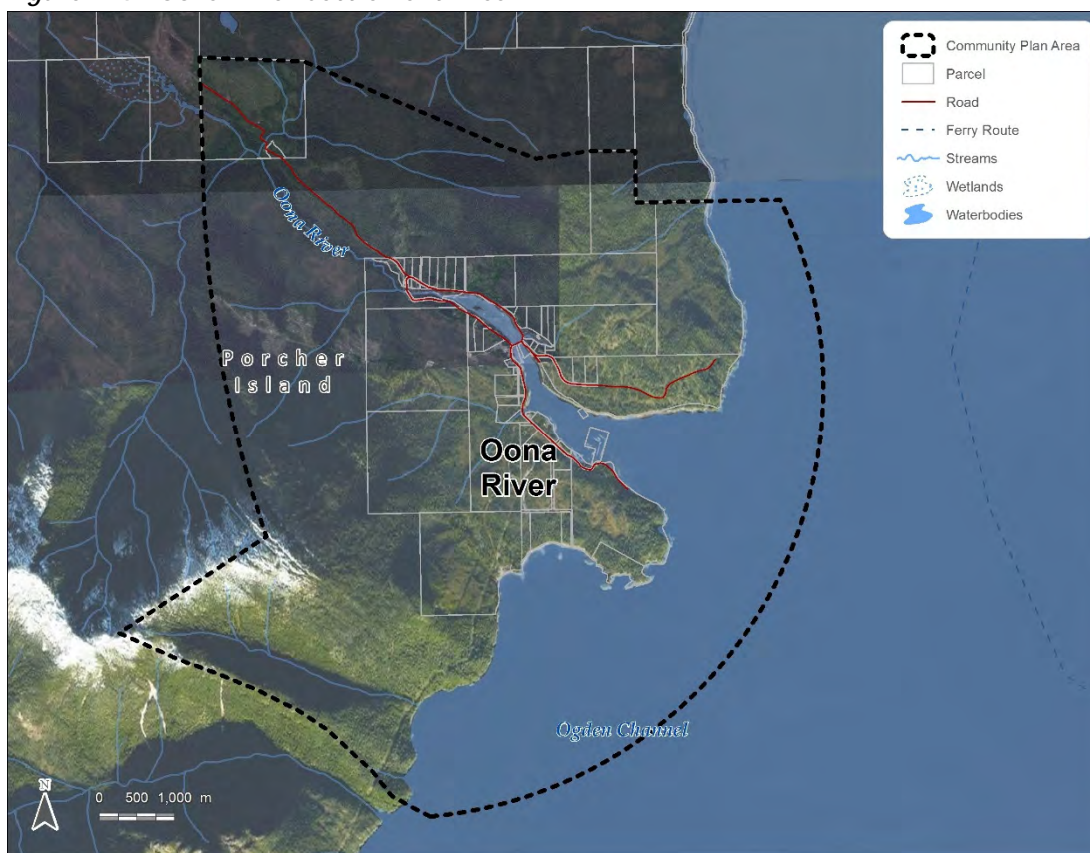


2.5.3 Oona River

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.



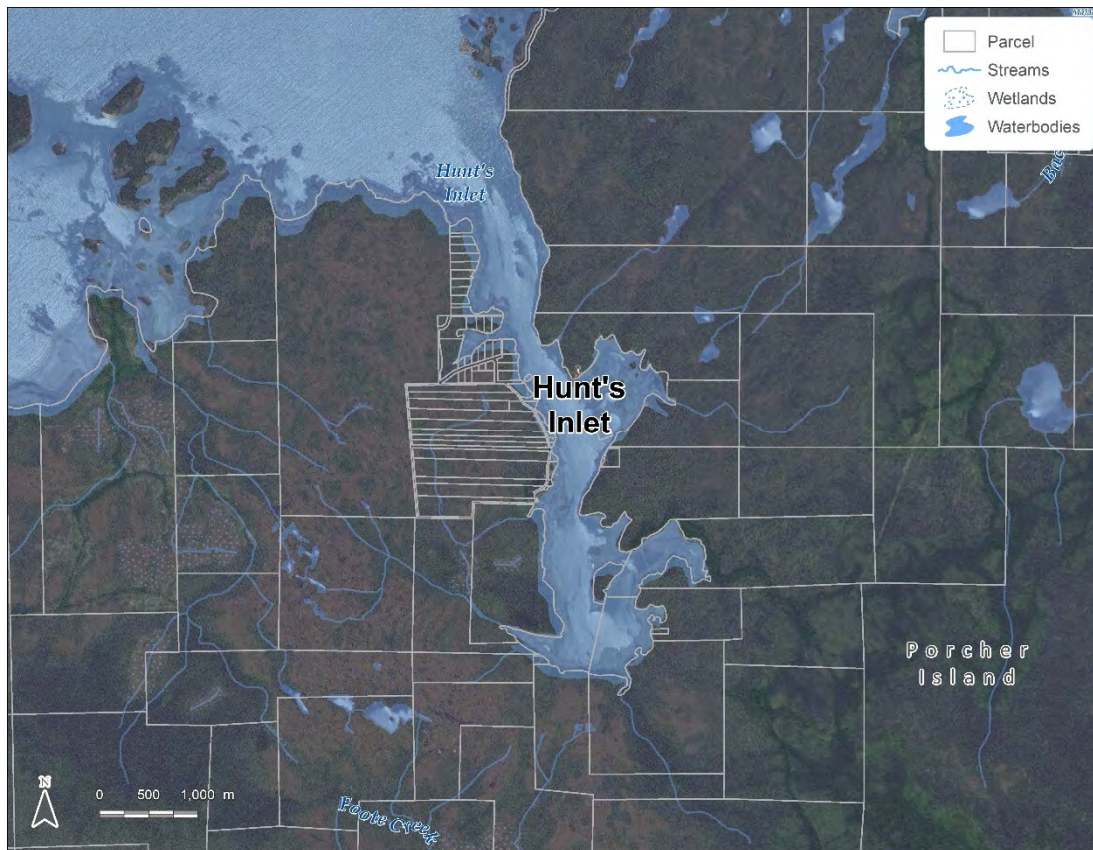
Figure 2.4 - Oona River Settlement Area



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.

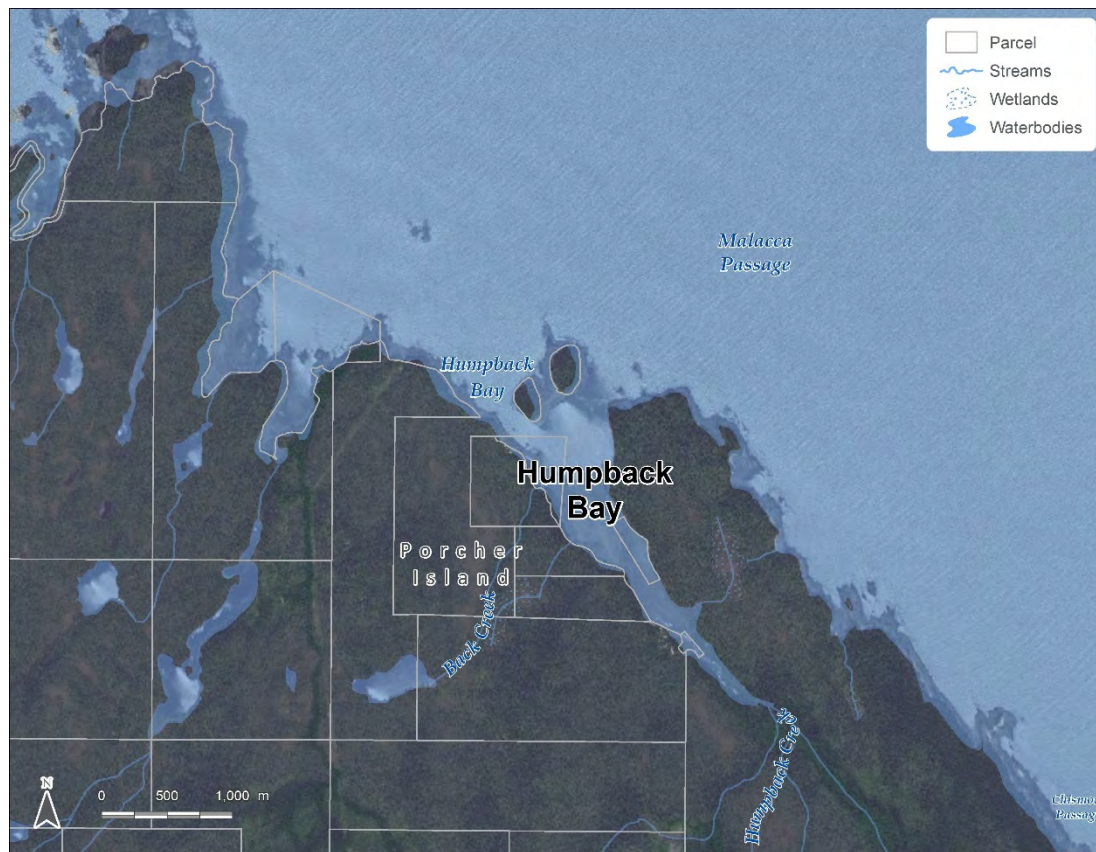
Figure 2.5 - Hunts Inlet Settlement Area



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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January 16, 2017



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North Coast A

Lax
Kw'alaams

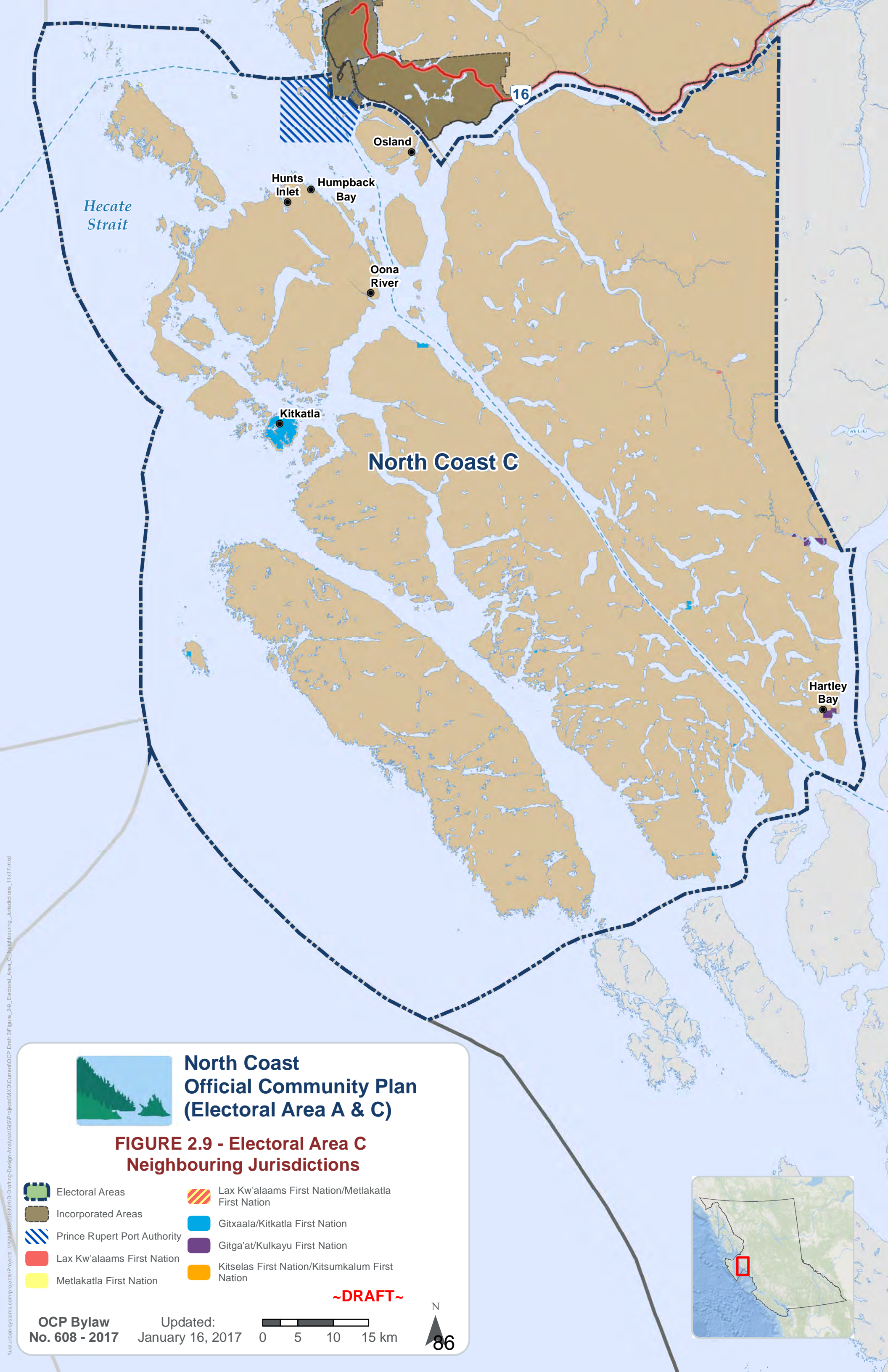
Metlakatla

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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January 16, 2017

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2.6.2 Current First Nations Communities

There are six first Nation communities that currently have land holdings and communities within Electoral Areas A and C. These nations include Metlakatla, Gitxaala (Kitkatla), Gitga'at/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 km²), the town site is relatively small and houses a population of 550. The town has been supported by numerous industries including fishing, canning and pulp and paper. The town was incorporated in 1966, but it has an industrial history that stretches back more than 100 years. For instance, the town is famous as the location of the North Pacific Cannery National Historic site, which draws in tourists from Prince Rupert and beyond.

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

2.6.4 Other Jurisdictions

Prince Rupert Port Authority

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

Prince Rupert Airport Authority

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

2.6.5 Private Lands

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



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

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

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

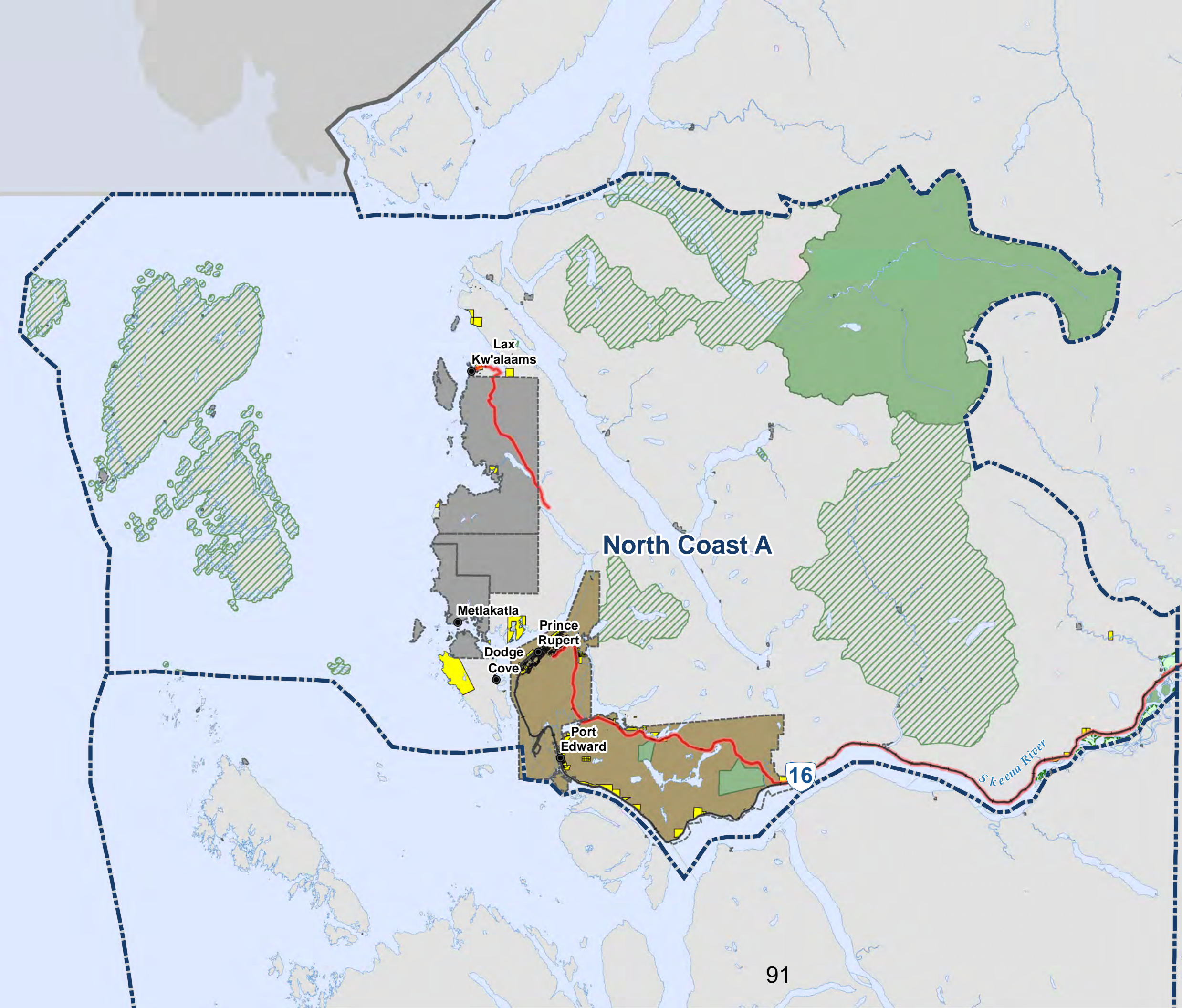
OCP Bylaw
No. 608 - 2017

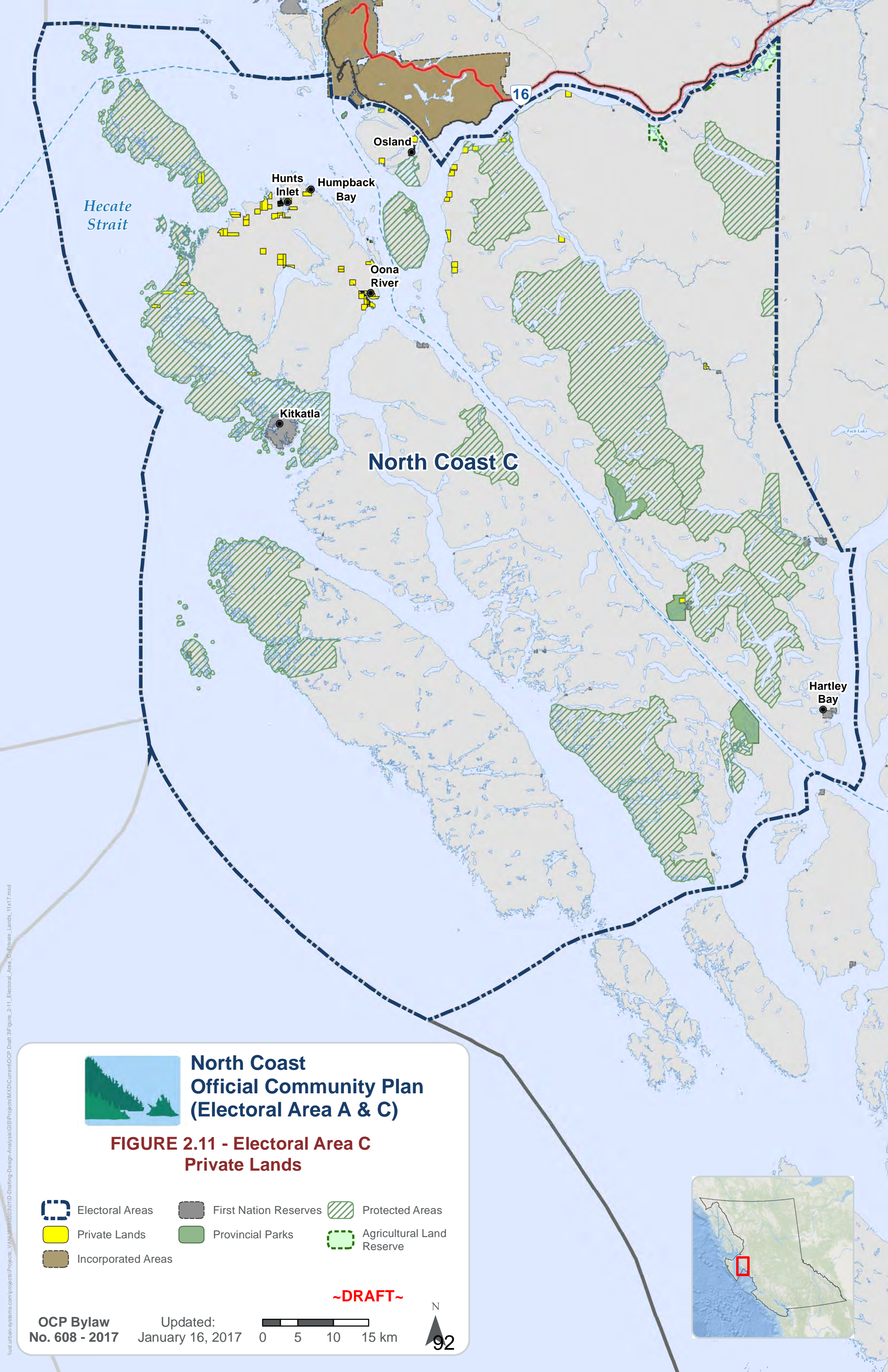
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January 16, 2017



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

**FIGURE 2.11 - 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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**OCP Bylaw
No. 608 - 2017**

Updated:
January 16, 2017

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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 \(GBO - 2016\)*](#)

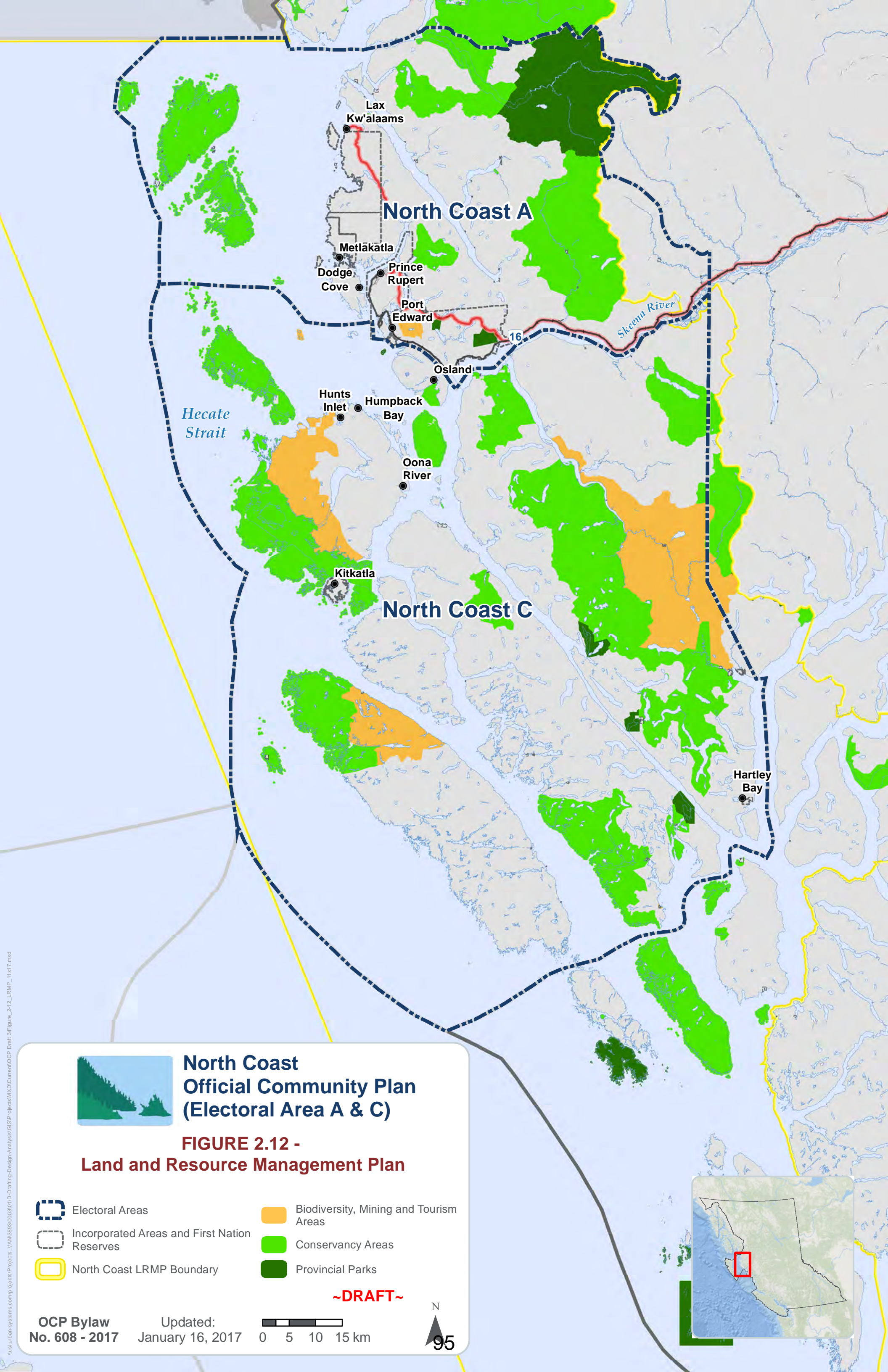
The Land Resource Management Planning (LRMP) process was an initiative that was undertaken by the Province of British Columbia to create a land use strategy for large areas of BC. Several plans were created for different sections of the Province. The North Coast LRMP was completed by the Province of 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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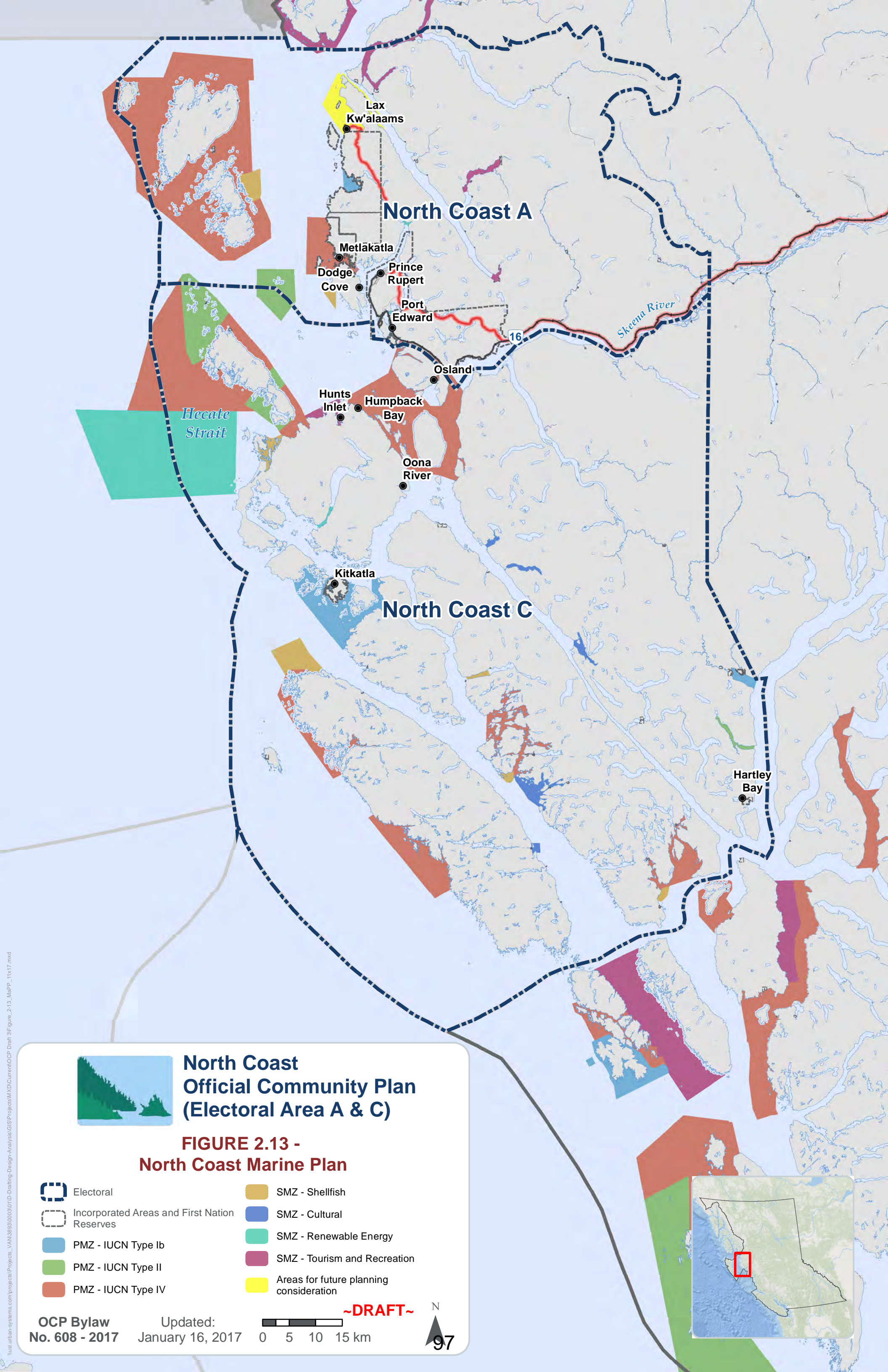
Marine Plan Partnership (MaPP - 2015)

<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/>

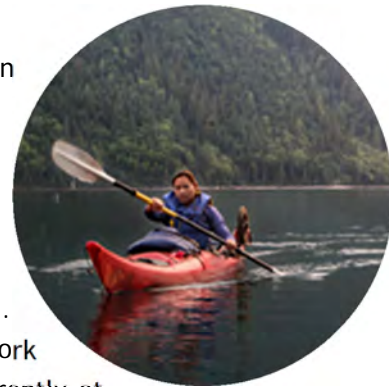
The Pacific Northwest Coast Integrated Management Initiative is a Plan that aims to foster collaborative marine use that promotes sustainable local economies and communities while preserving healthy and resilient ecosystems. The PNCIMA plan is an initiative led by the federal government, and partners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

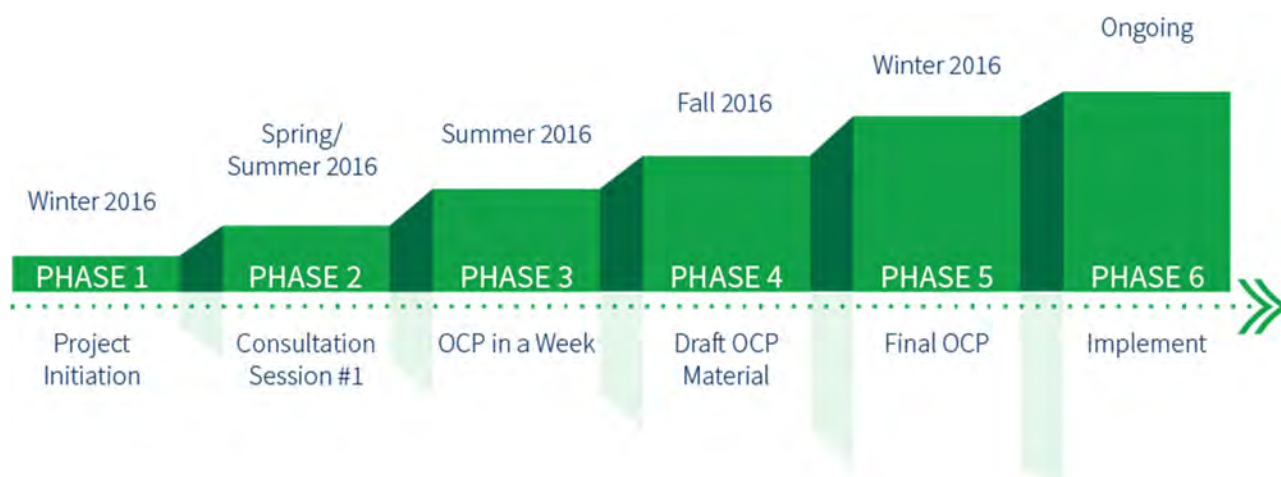


Figure 3.1 - Overview of Our Planning Process

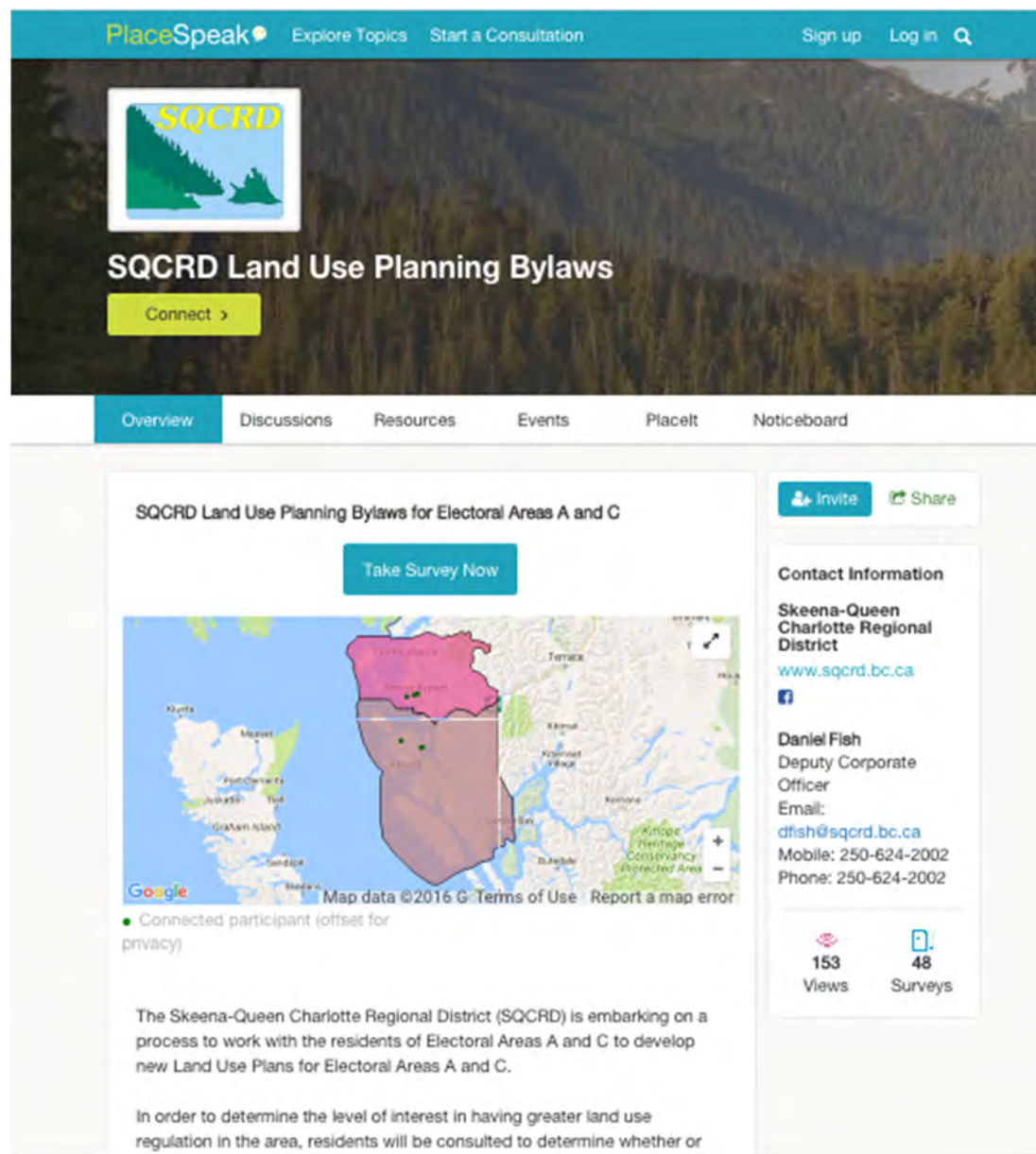
Below is a summary of key community engagement and consultation events that took place.

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

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

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



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 |

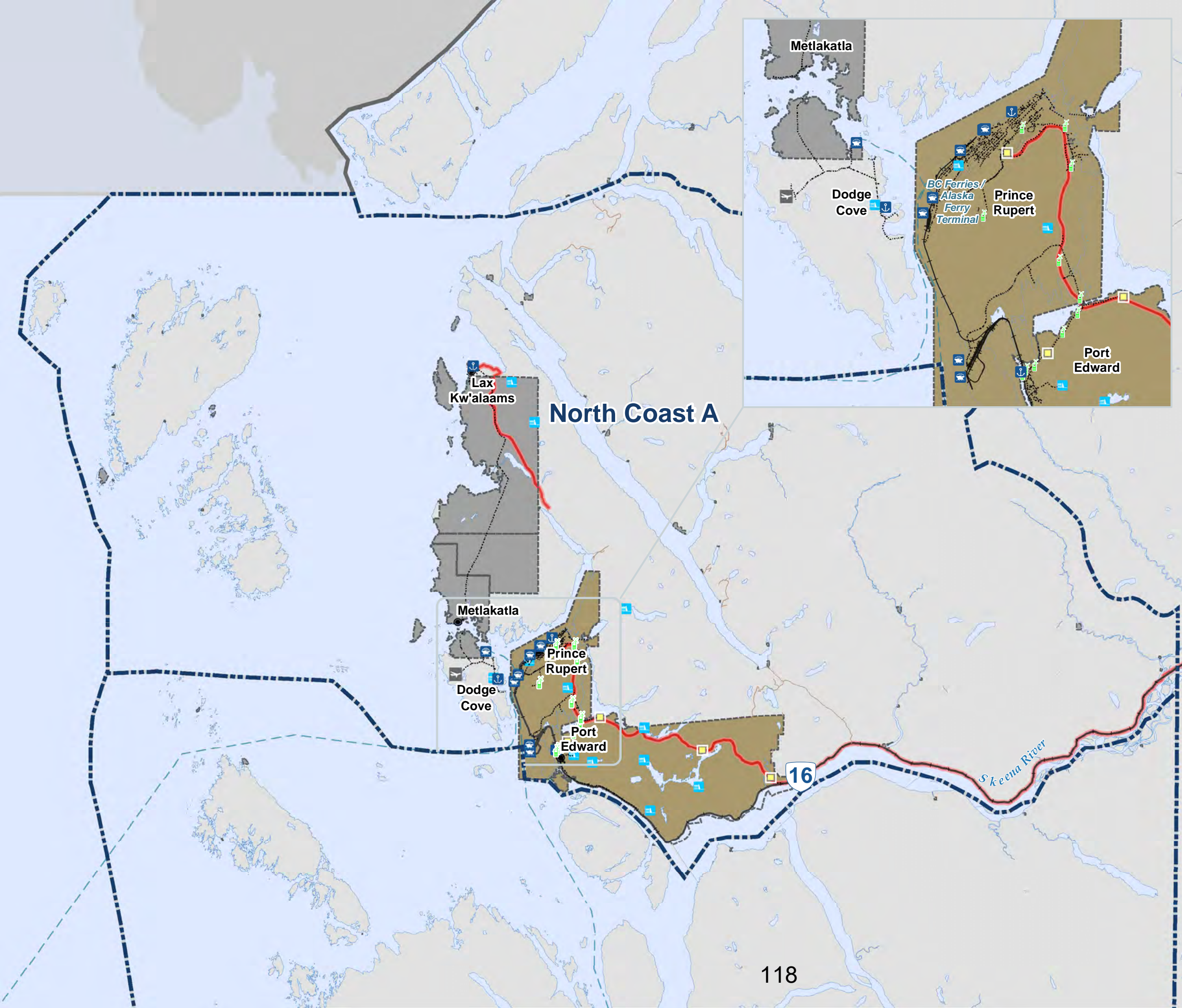
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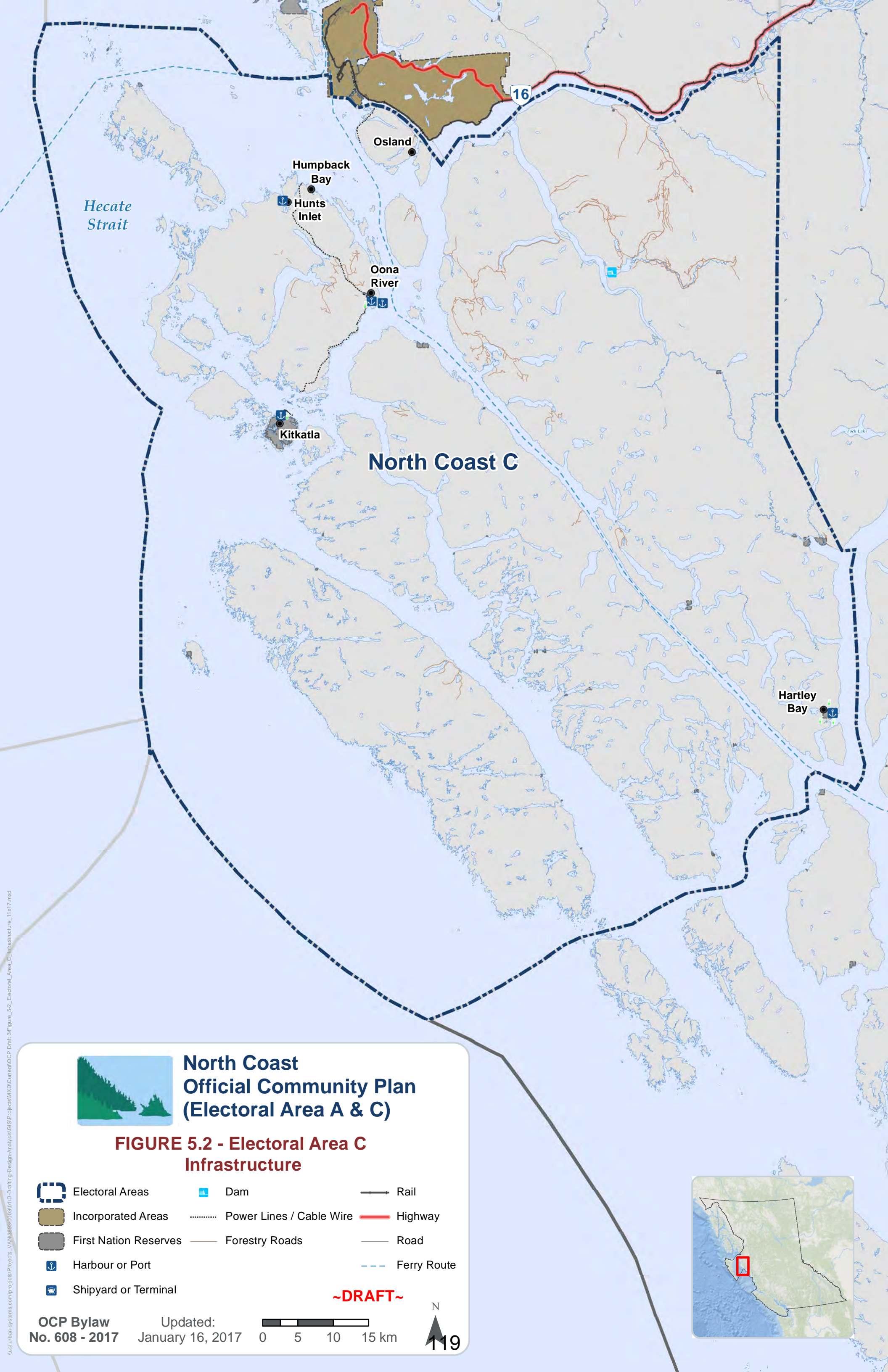
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







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

**FIGURE 5.2 - Electoral Area C
Infrastructure**

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

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5.2 SOLID WASTE MANAGEMENT



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

5.2.1 Objectives

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

5.2.2 Policies

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

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

5.3 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



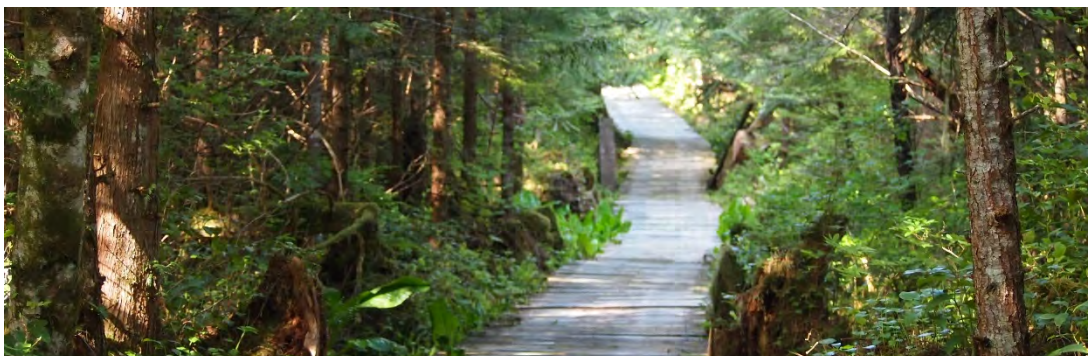
5.7.1 Objectives

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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North Coast A

Lax
Kw'alaams

Metlakatla

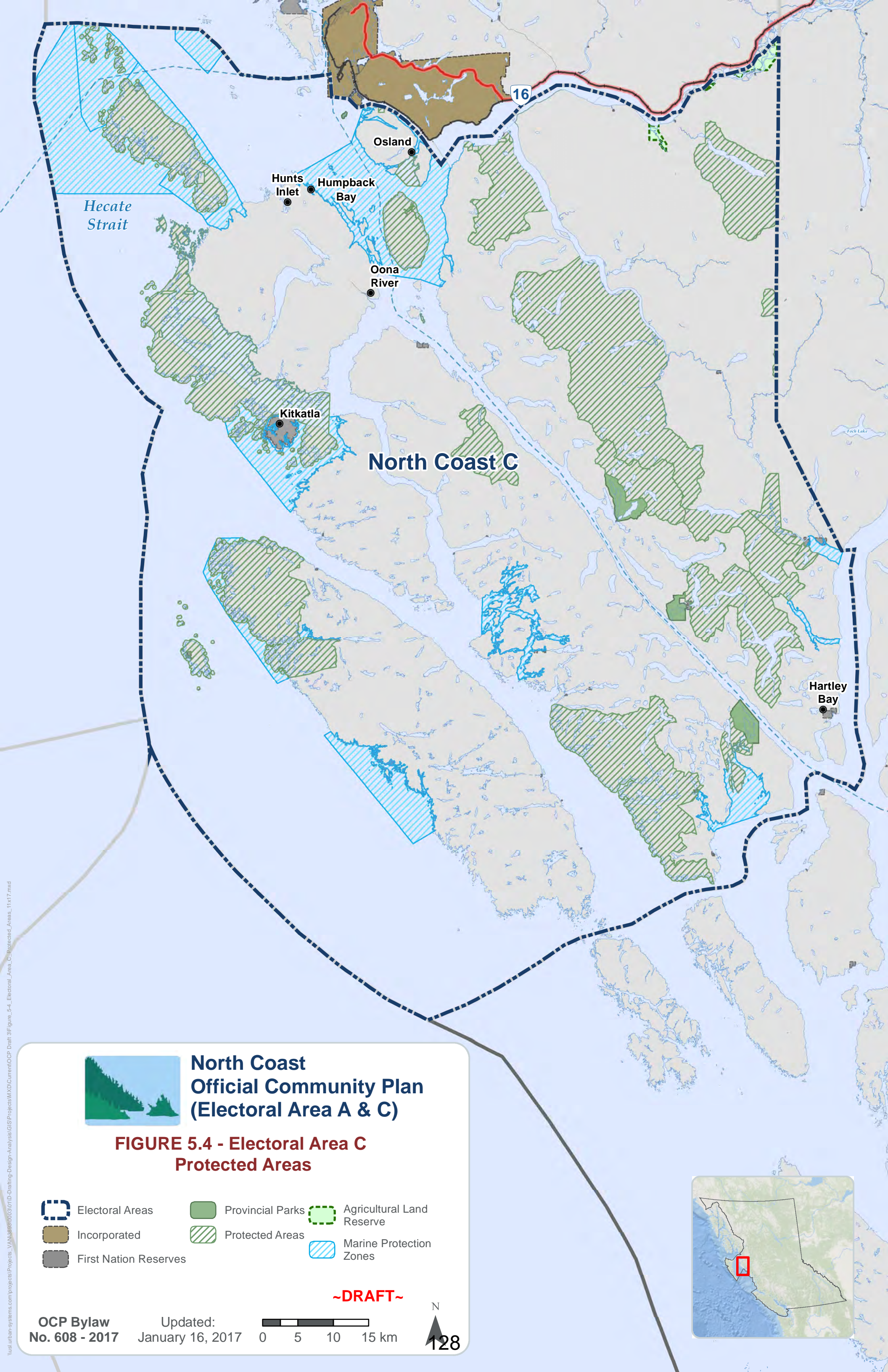
Prince
Rupert

Dodge
Cove

Port
Edward

16

Skeena River



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

**FIGURE 5.4 - 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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5.8 GREENHOUSE GAS REDUCTION



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

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

5.8.1 Objectives

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

5.8.2 Policies

The Regional Board will:

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

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



5.9 SAND AND GRAVEL DEPOSITS

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



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

5.9.1 Objectives

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

5.9.2 Policies

The Regional Board will:

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

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





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

FIGURE 5.5 - Electoral Area A Sand and Aggregate Deposits

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

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North Coast A

Lax
Kw'alaams

Metlakatla

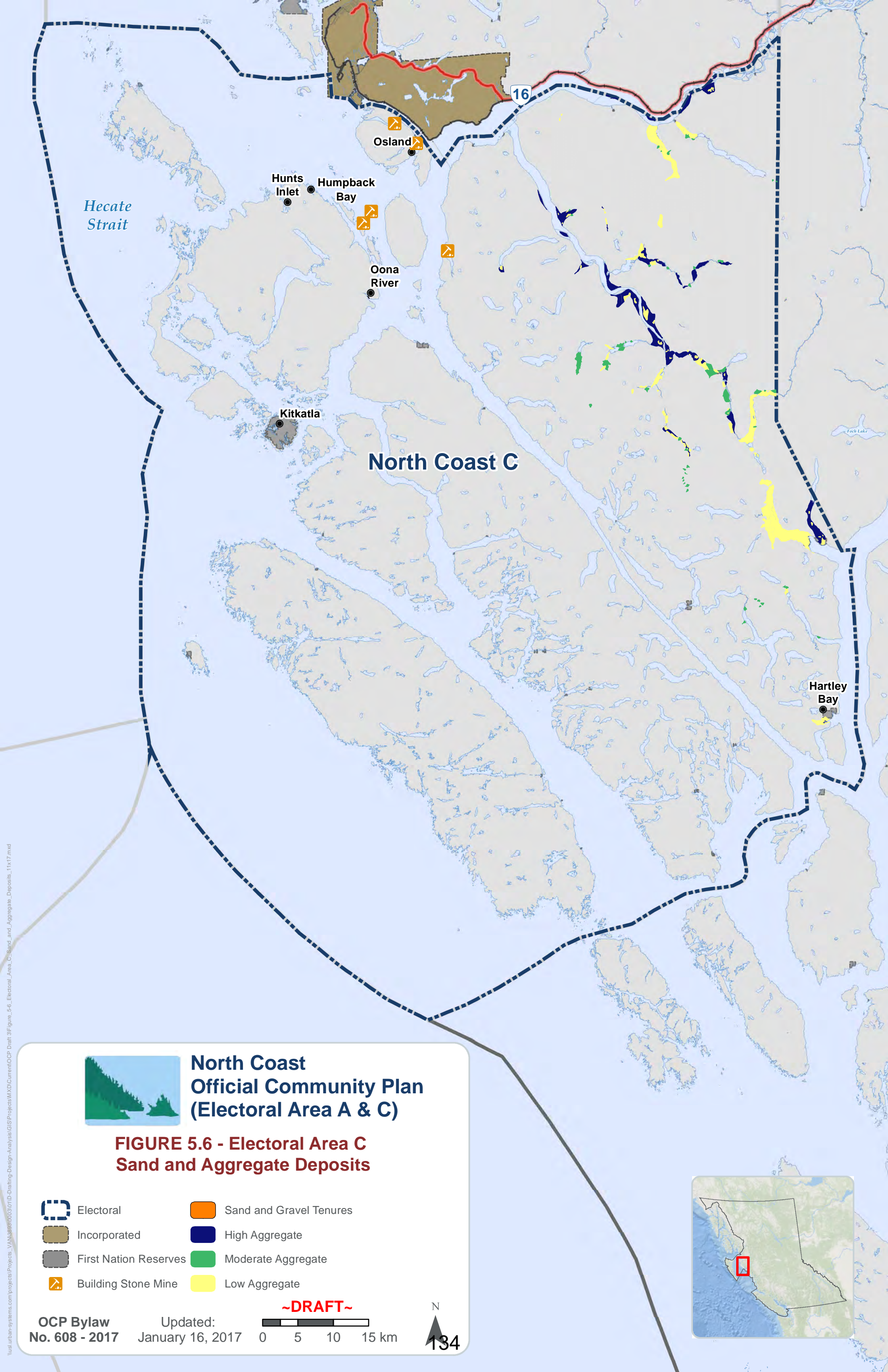
Dodge
Cove

Prince
Rupert

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

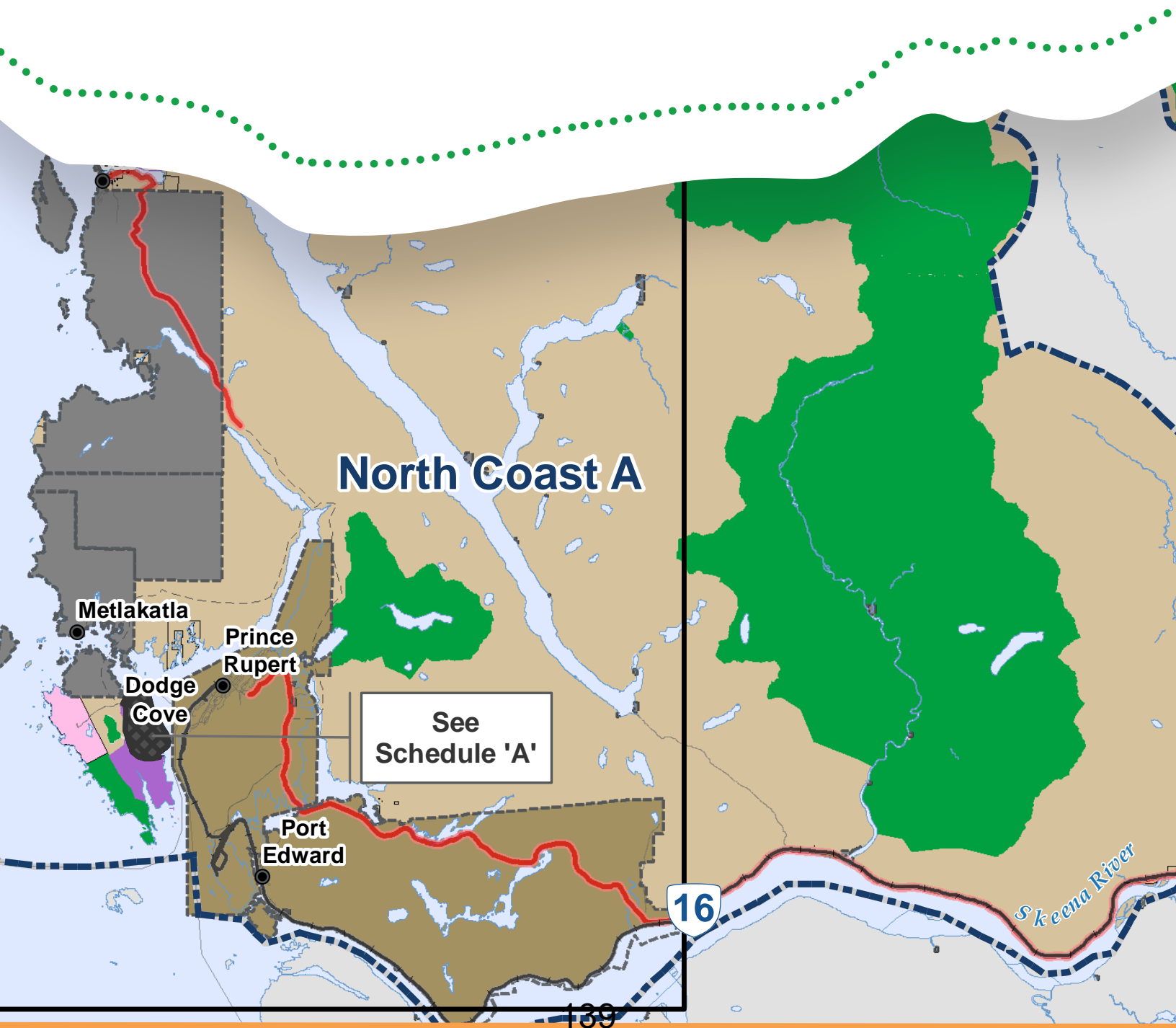
In accordance with the requirements of the Local Government Act, this OCP includes statements and map designations for the area covered by the Plan respecting the following:

- 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





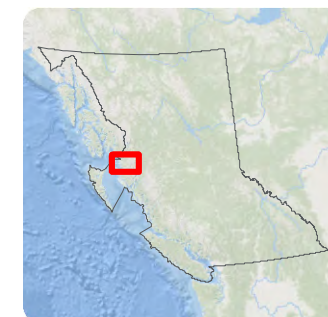
North Coast Official Community Plan (Electoral Area A & C)

SCHEDULE '1.1' - Electoral Area A Land Use

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

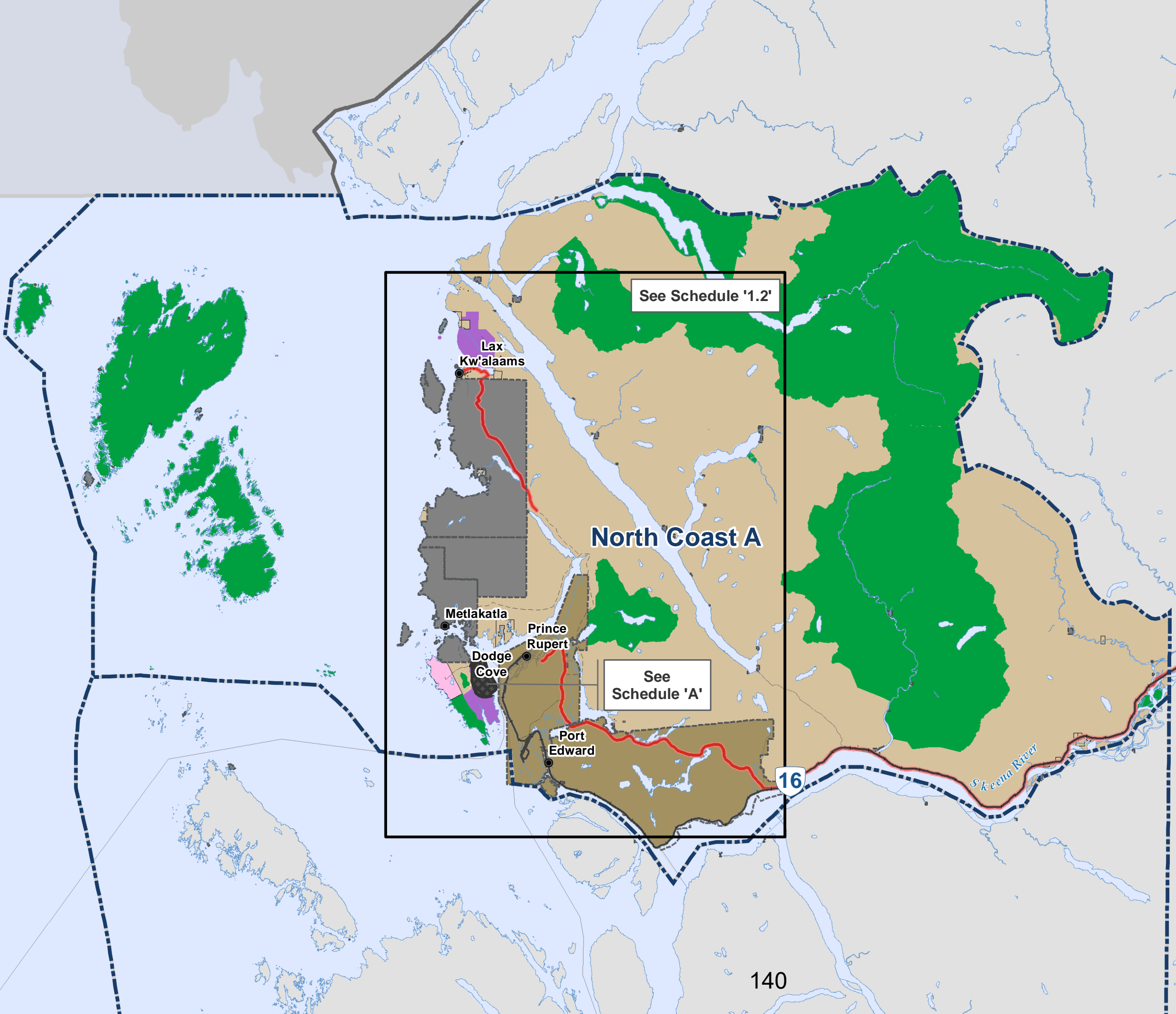
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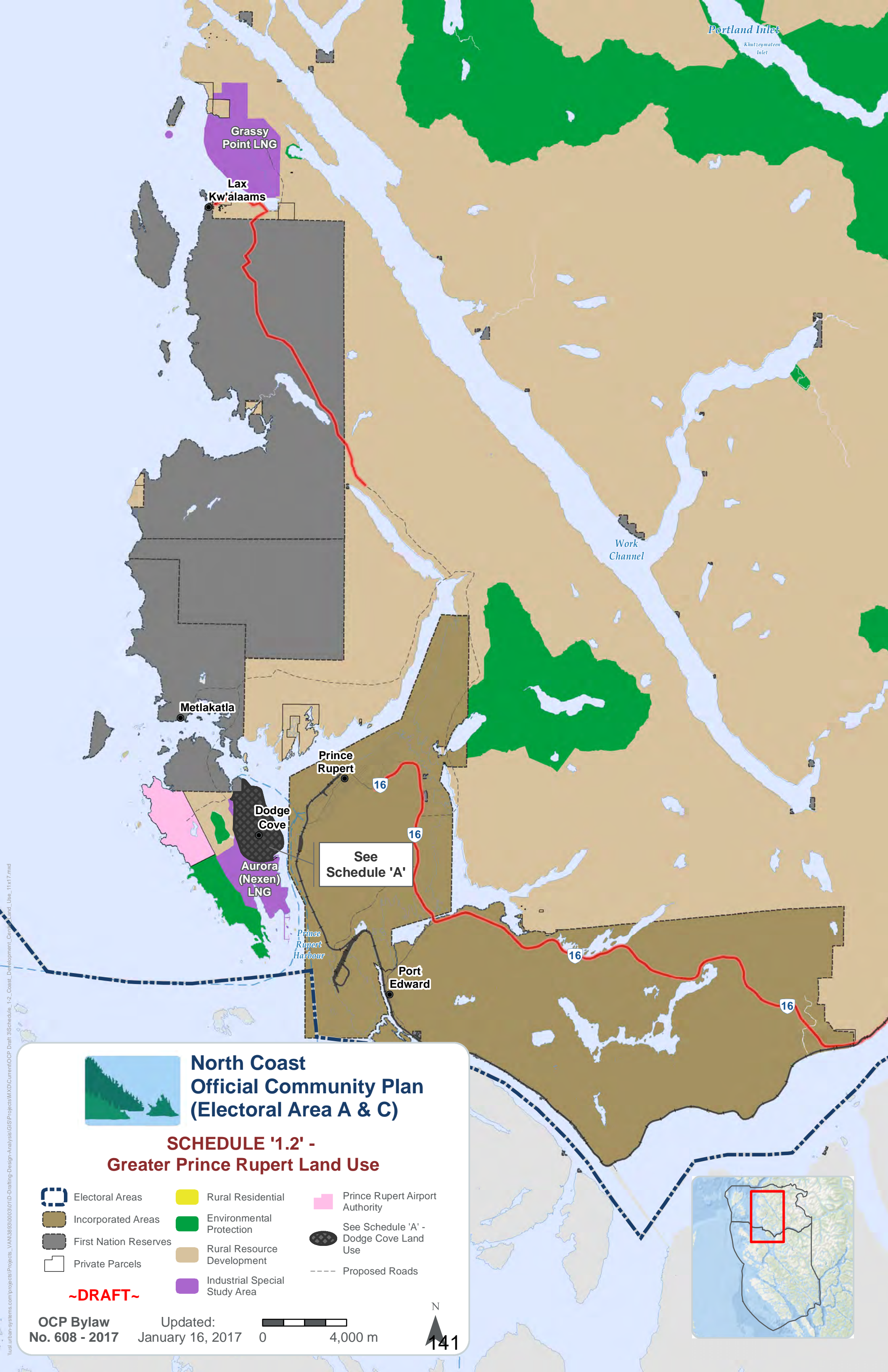
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(Electoral Area A & C)**

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

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

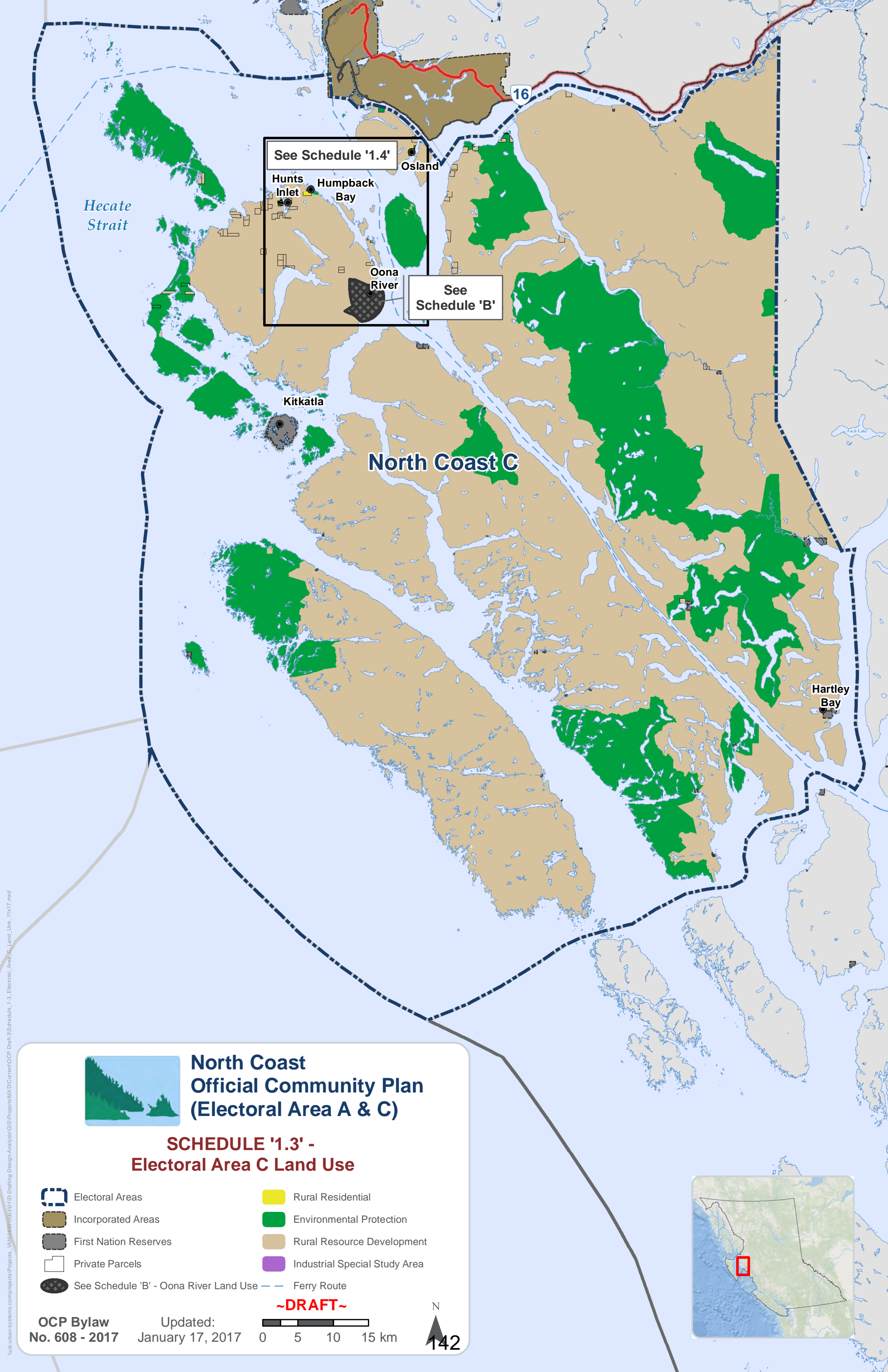
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**North Coast
Official Community Plan
(Electoral Area A & C)**

**SCHEDULE '1.3' -
Electoral Area C Land Use**

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

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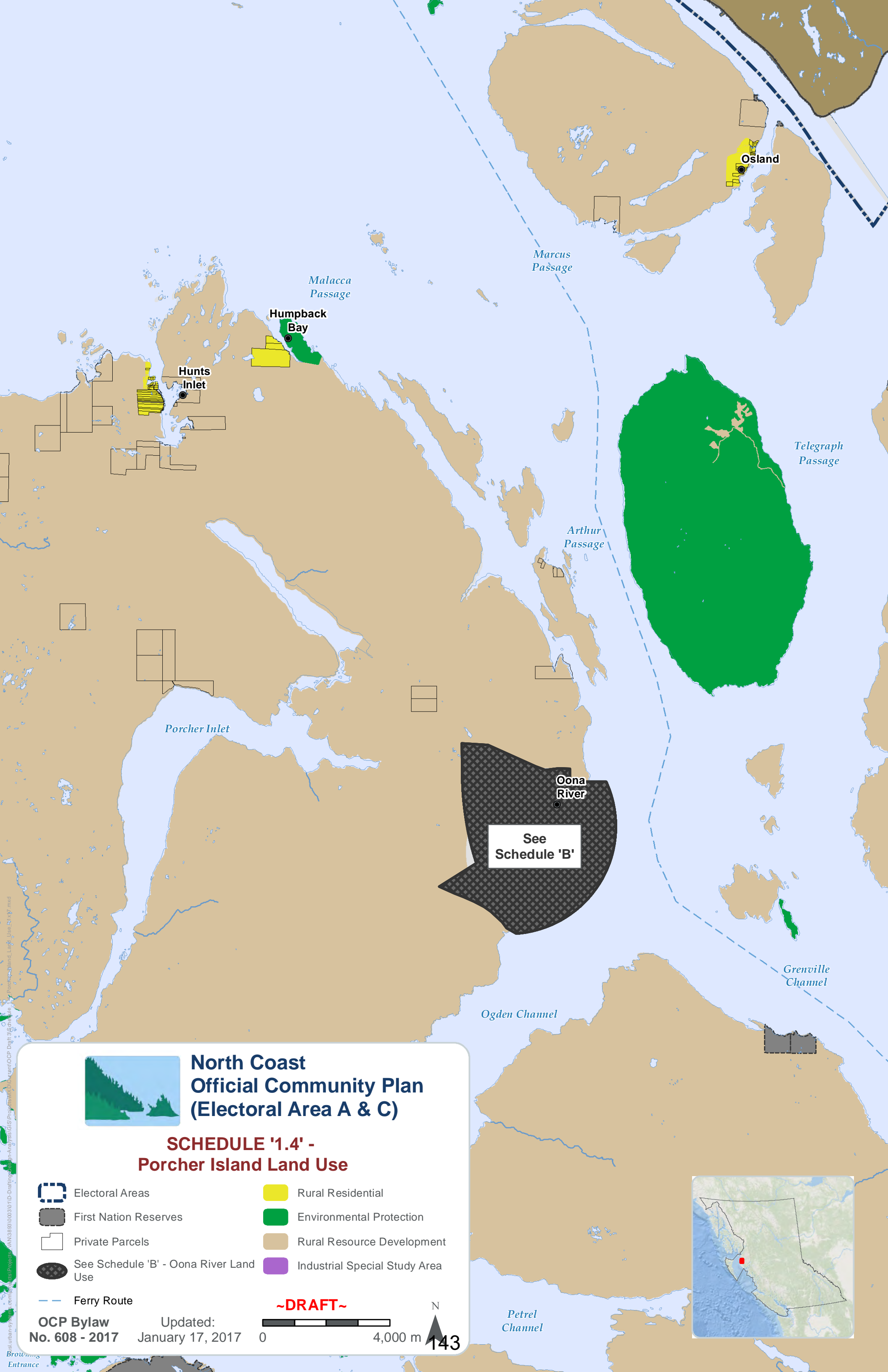
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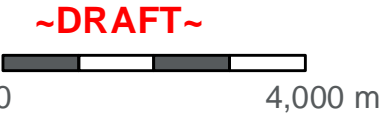
**North Coast
Official Community Plan
(Electoral Area A & C)**

**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.



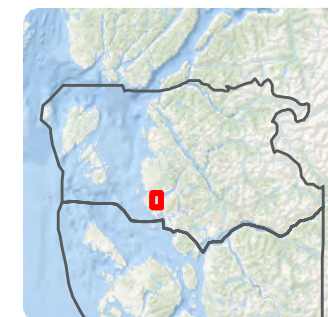
North Coast OCP Dodge Cove Local Area Plan

FIGURE 'A-1' - Dodge Cove Private Lands

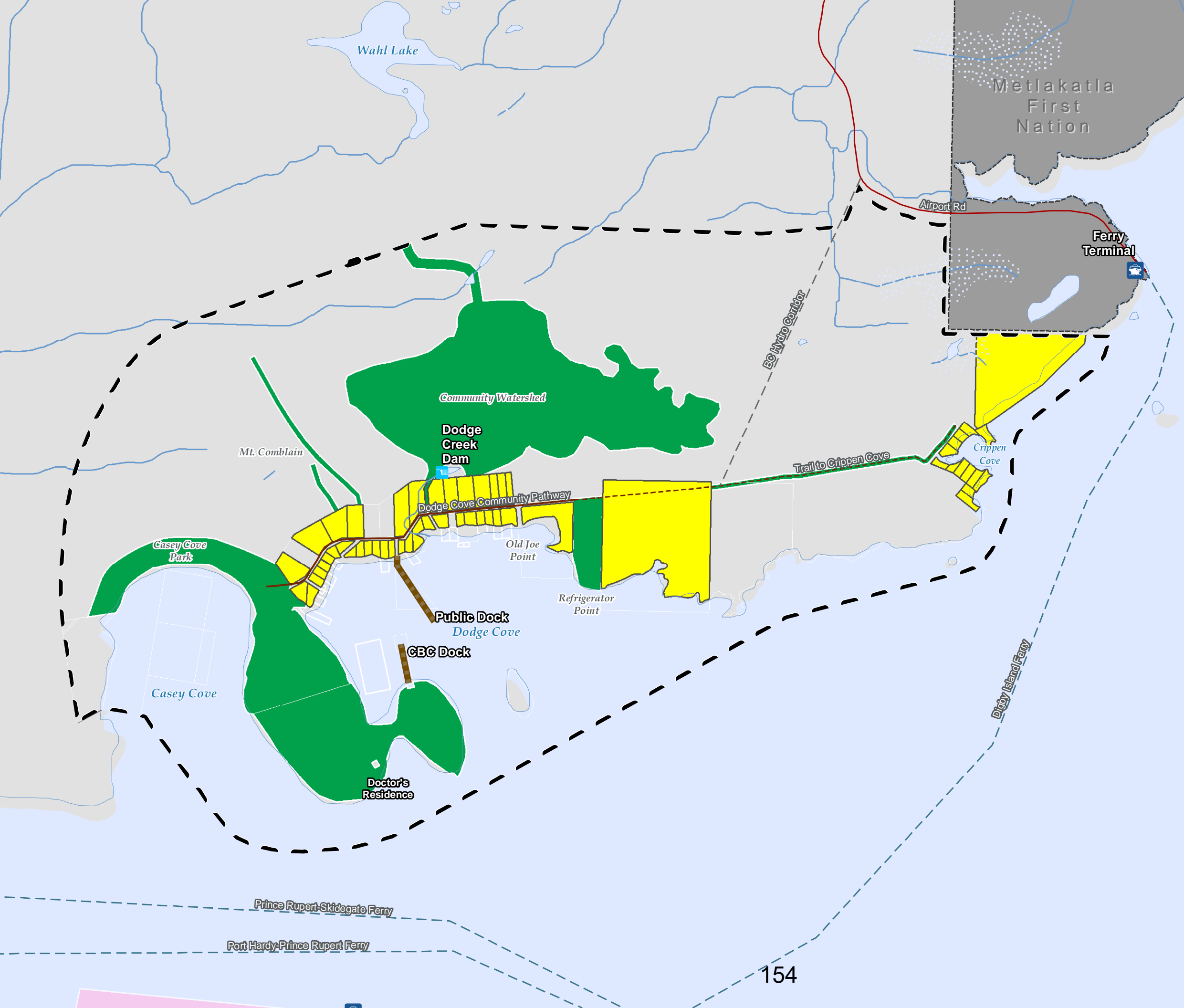
- Community Plan Boundary
- Private Lands
- First Nation Reserve
- Parks, Natural Amenities and Recreation
- Prince Rupert Airport Authority
- Road
- Community Pathway
- Trail
- Ferry Route
- Hydro Corridor

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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.





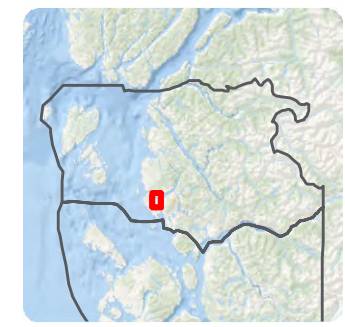
North Coast OCP Dodge Cove Local Area Plan

FIGURE 'A-2' - Dodge Cove Boundary

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

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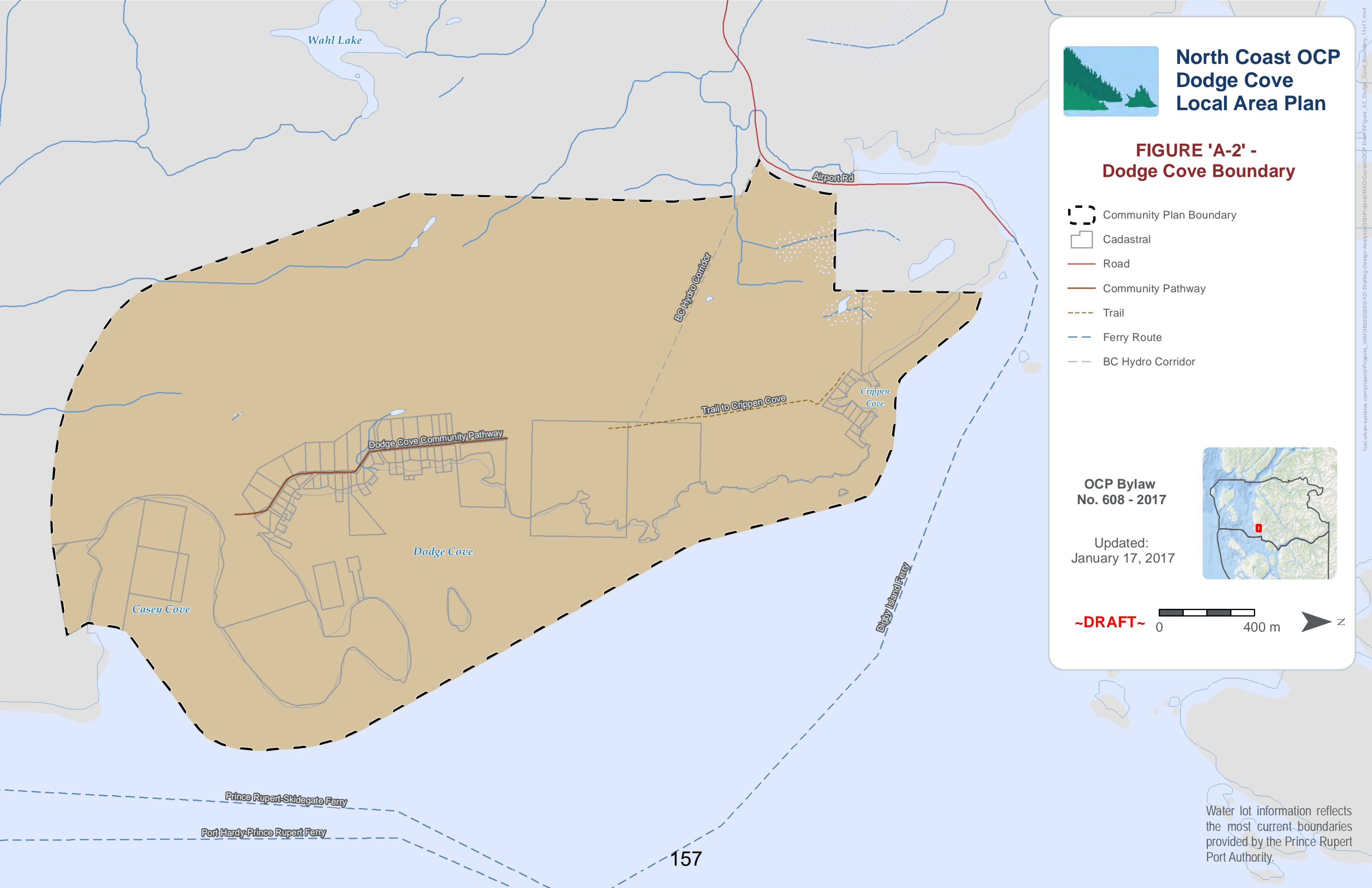
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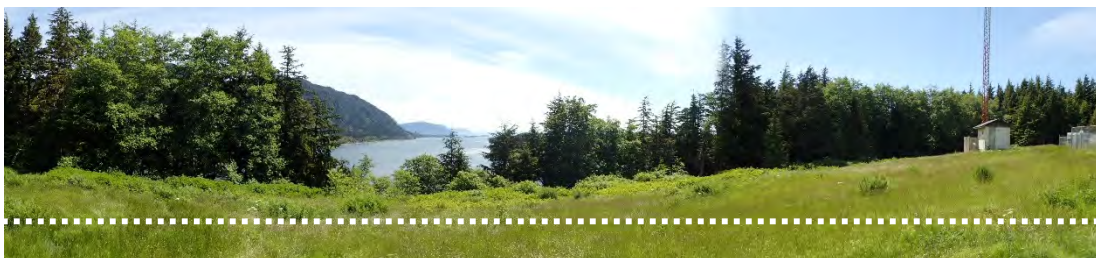
Water lot information reflects
the most current boundaries
provided by the Prince Rupert
Port Authority.



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.

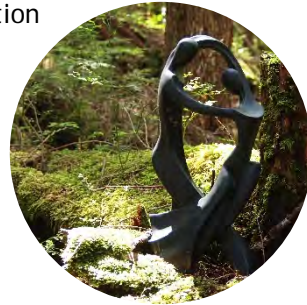
3.3.2 Policies:

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:

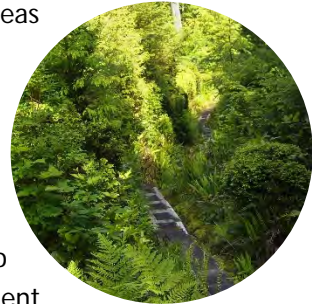
The Regional District will:

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.

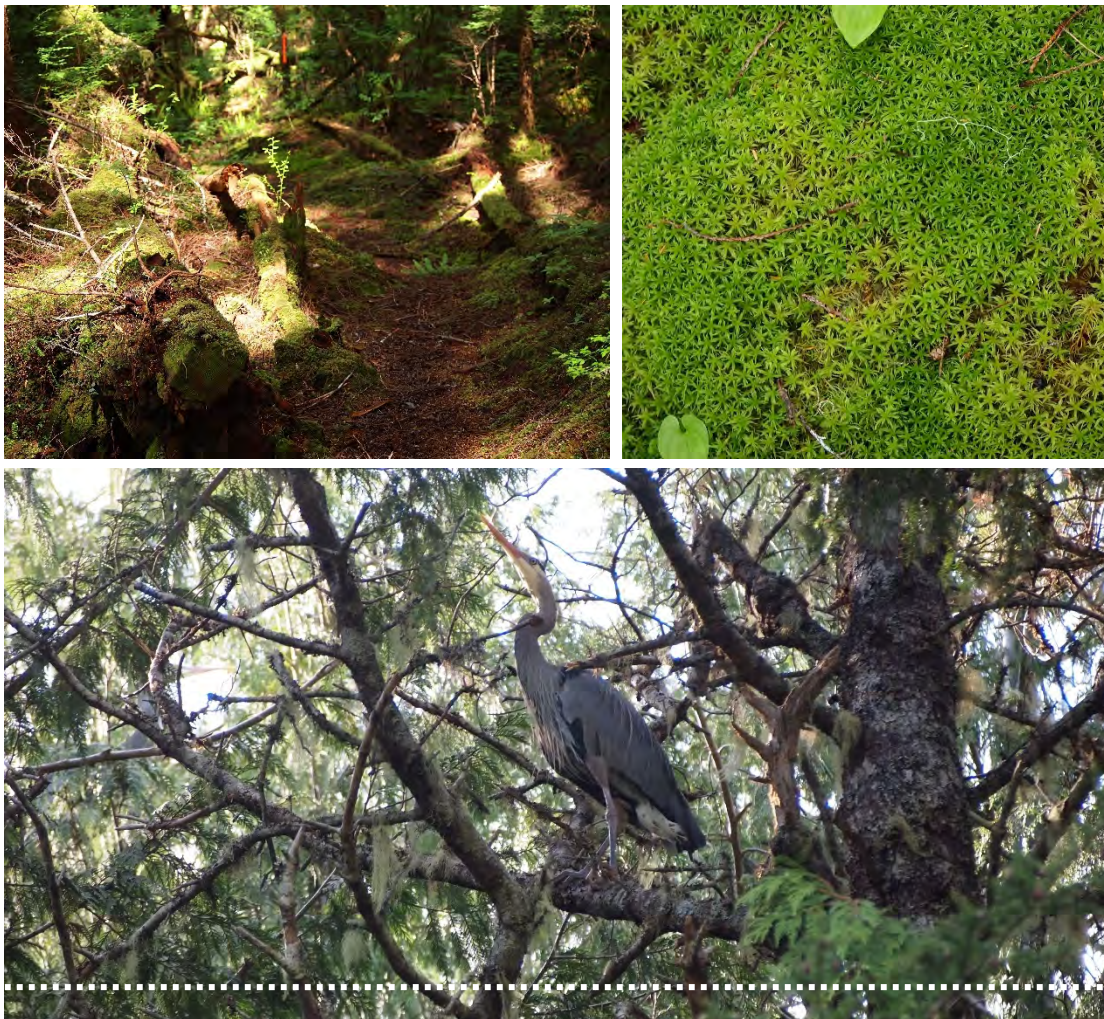
Environmental management has been identified as a community wide priority for sustainable land use practices. The following policies outline expectations for development practices that support high quality sustainable development to protect people and the environment.

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.





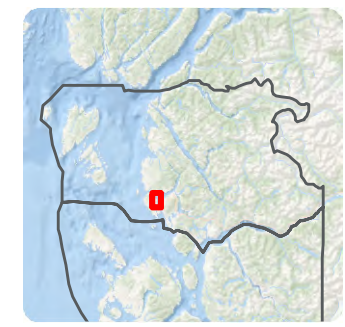
North Coast OCP Dodge Cove Local Area Plan

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

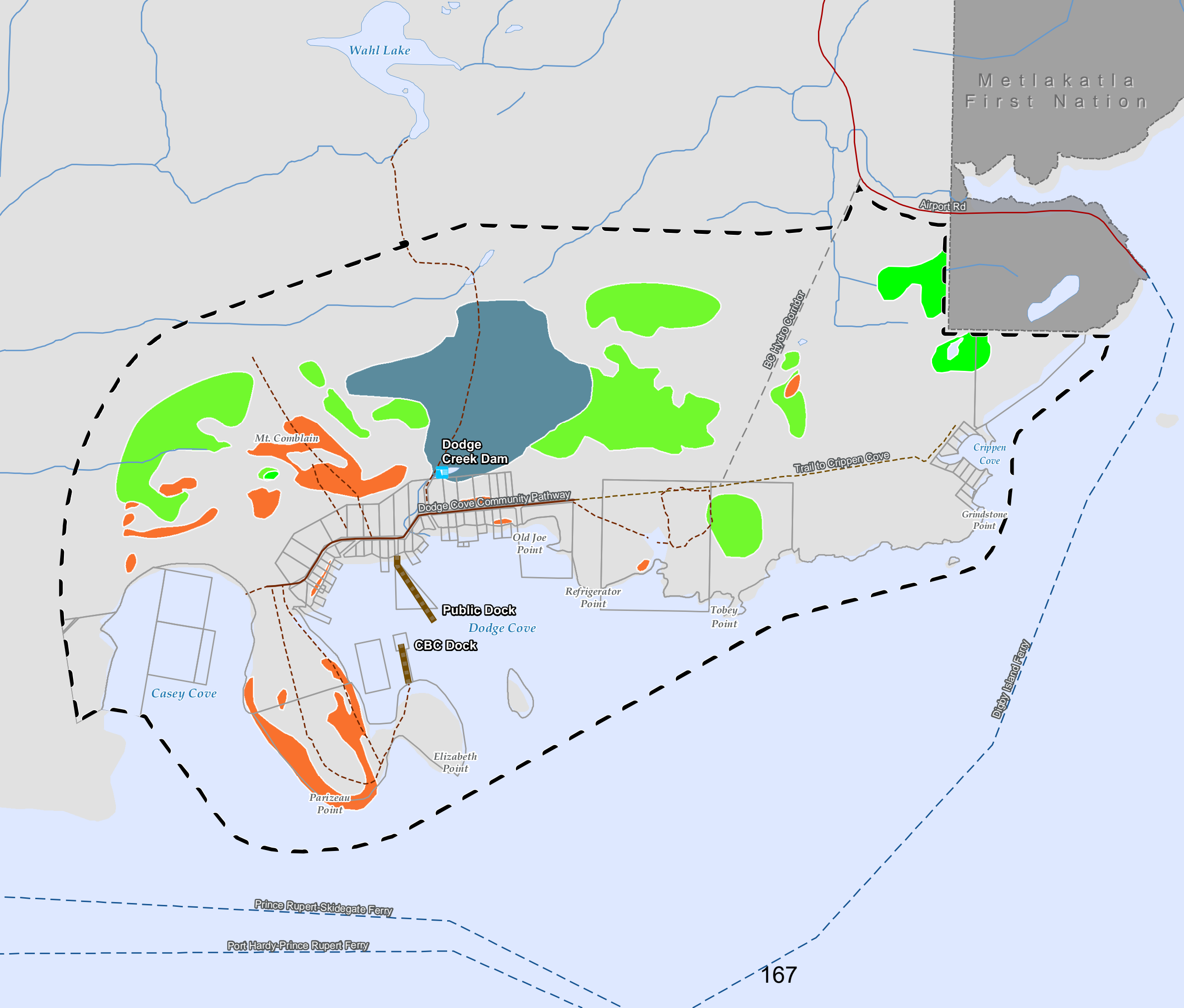
- | | |
|-------------------------|---------------------|
| Community Plan Boundary | Muskeg |
| First Nation Reserve | Slopes over 30% |
| Road | Community Watershed |
| Community Pathway | |
| Trail | |
| Ferry Route | |
| BC Hydro Corridor | |

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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





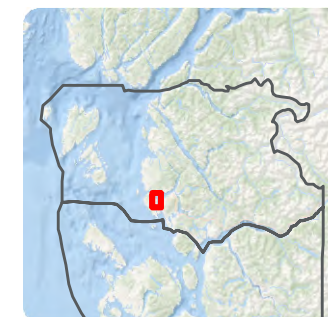
North Coast OCP Dodge Cove Local Area Plan

SCHEDULE 'A' - Dodge Cove Land Use

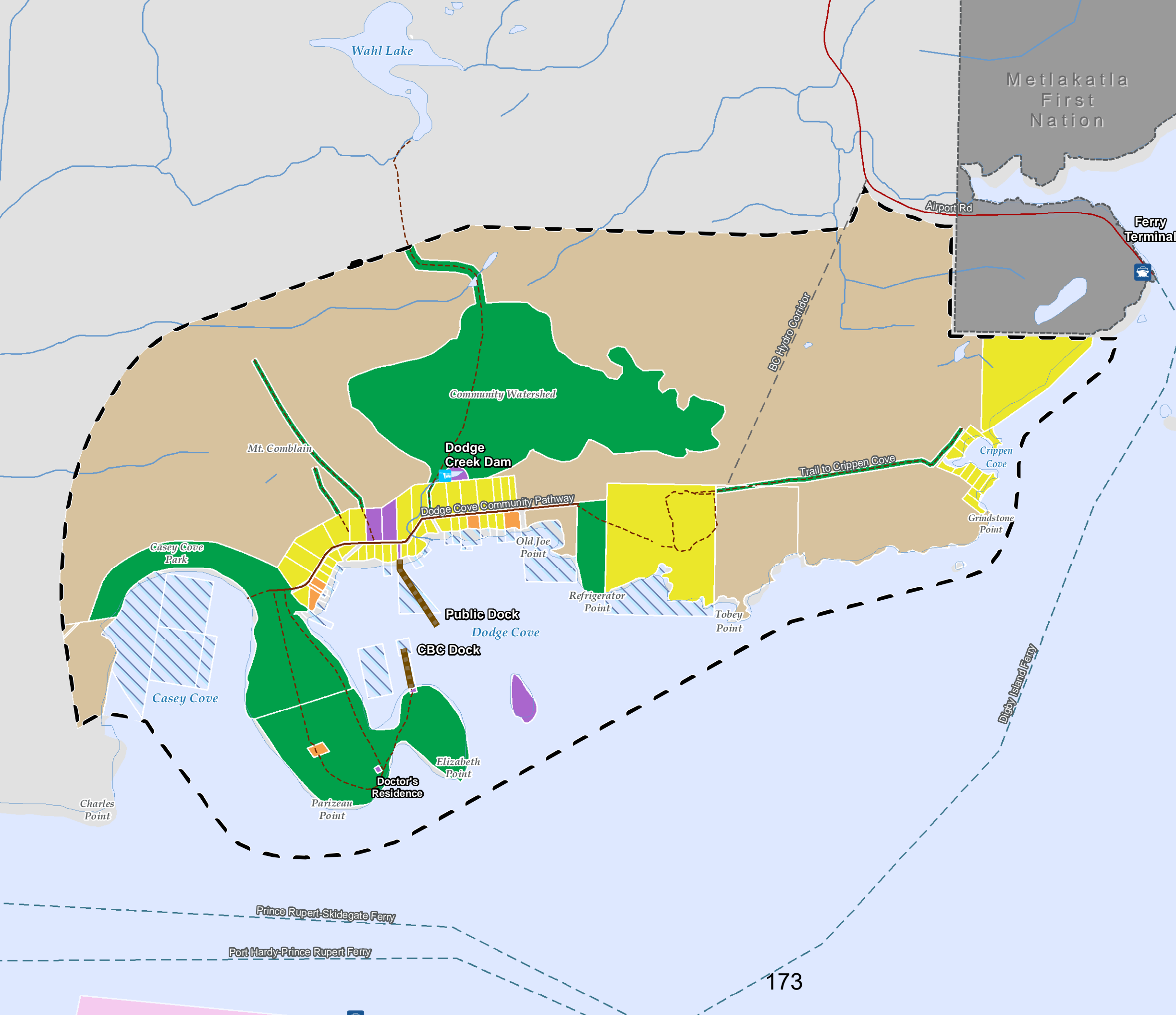
- | | |
|---|---------------------------------|
| Community Plan Boundary | First Nation Reserve |
| Residential | Prince Rupert Airport Authority |
| Residential / Light Industrial | Road |
| Community and Heritage | Community Pathway |
| Rural | Trail |
| Parks, Natural Amenities and Recreation | Ferry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

OCP Bylaw
No. 608 - 2017

Updated:
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

Prepared for

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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

**OCP Bylaw
No. 608 - 2017**

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January 17, 2017



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Ogden Channel

Grenville
Channel



North Coast OCP Oona River Local Area Plan

**FIGURE 'B-2' -
Oona River Private Lands**

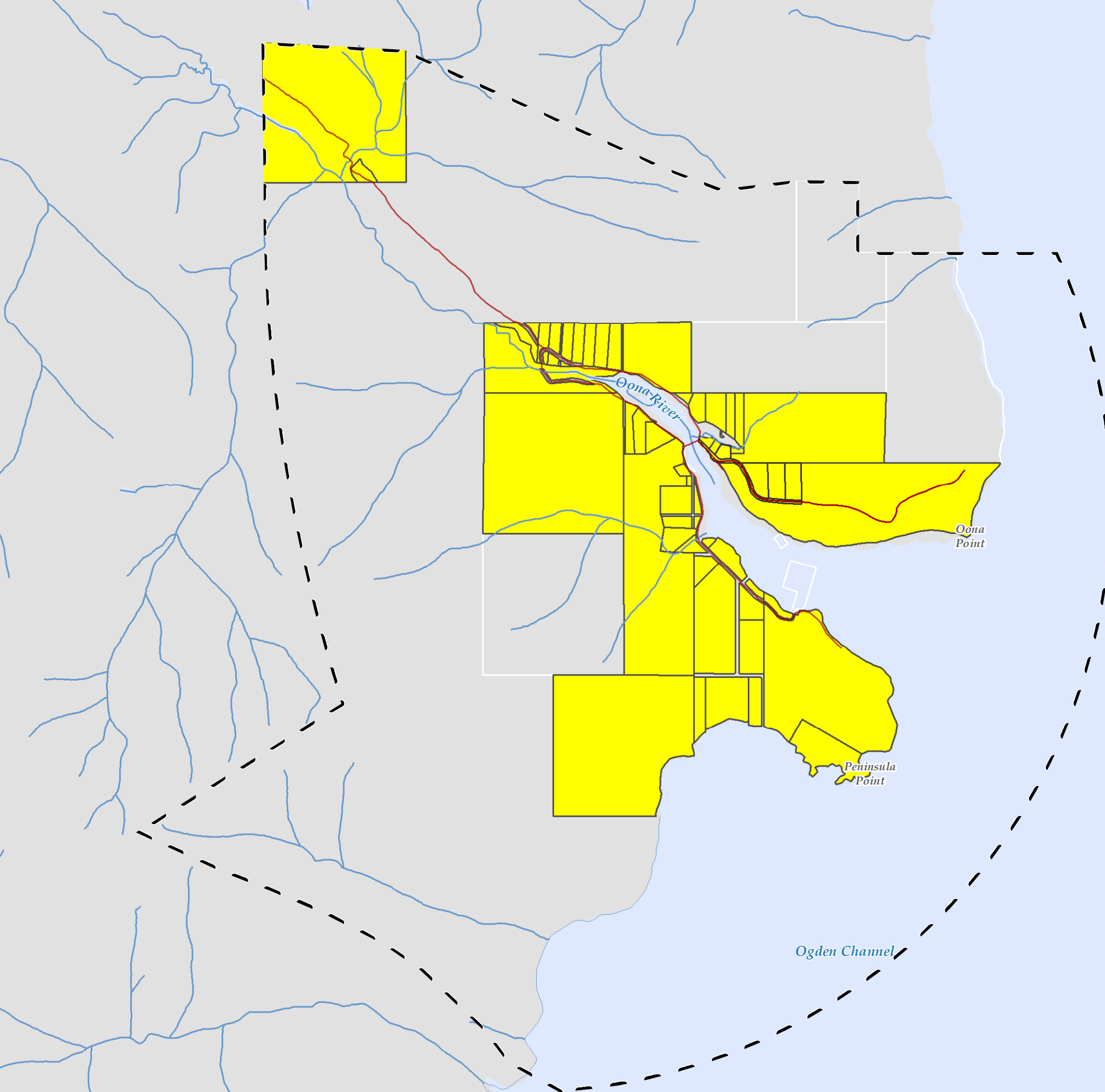
-  Community Plan Boundary
-  Private Lands

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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.

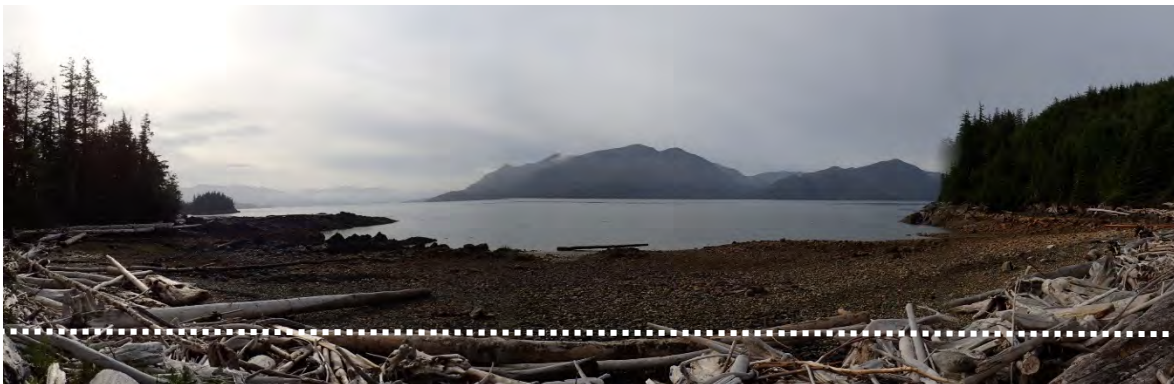
3.2.1 Objectives

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**

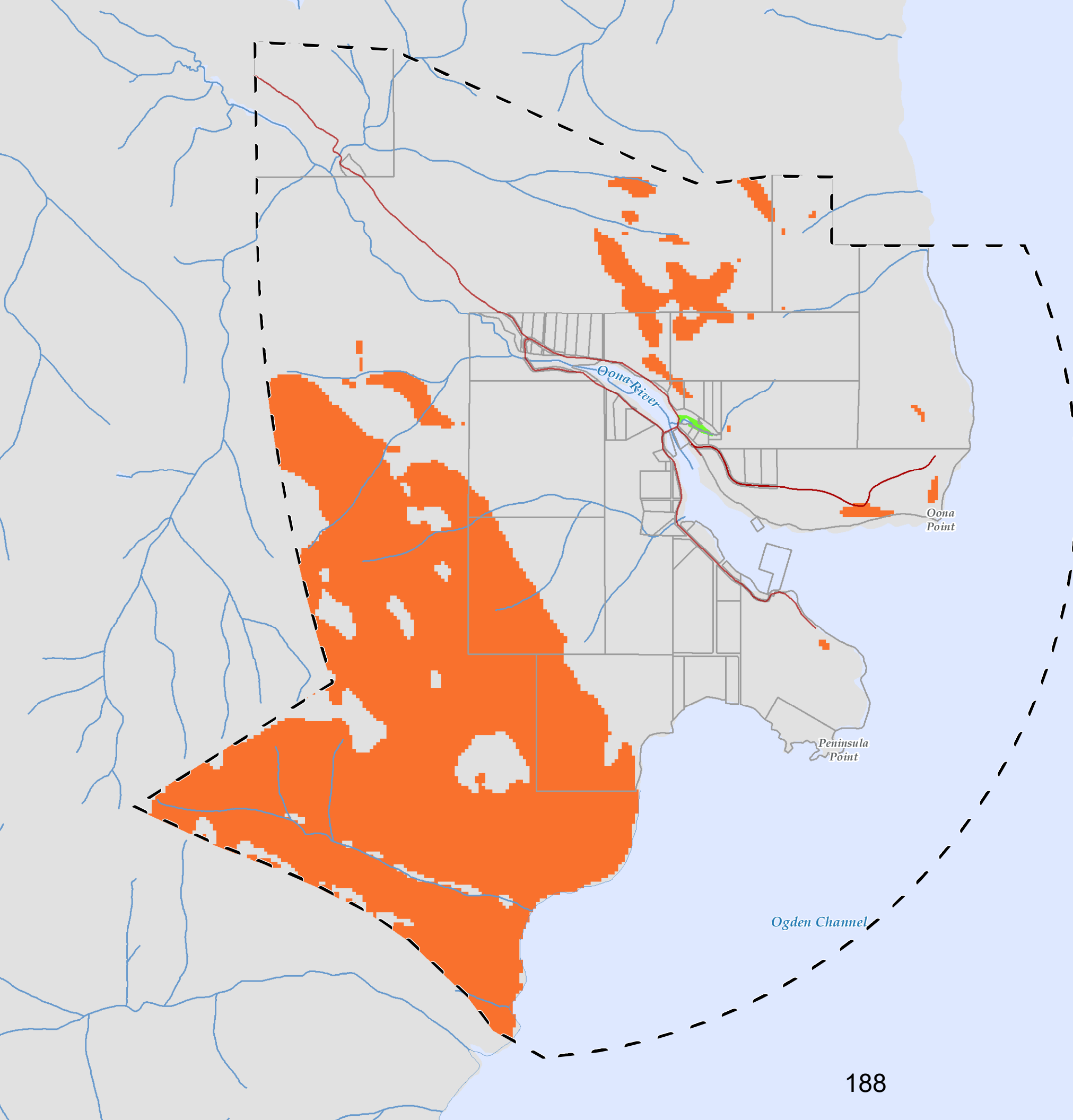
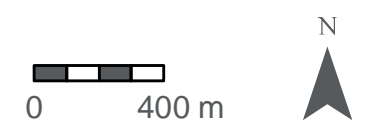
-  Community Plan Boundary
-  Slopes over 30%
-  Wetland

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No. 608 - 2017

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4.2 SUBDIVISION GUIDELINES

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

4.2.1 Minimum Lots Sizes

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

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

4.2.2 Water Systems

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

4.2.3 On-Site Sewage Disposal

Each proposed lot in a subdivision should have sufficient area, with suitable site conditions, to accommodate an on-site sewage disposal system 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



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Ogden Channel

NORTH COAST REGIONAL DISTRICT

BYLAW NO. 613, 2017

A BYLAW TO ADOPT THE FIVE-YEAR FINANCIAL PLAN FOR THE YEARS 2017 TO 2021

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

1. Schedule "A" attached hereto and made part of the bylaw is hereby adopted as the Five Year Financial Plan for the North Coast Regional District for the years 2017 – 2021, inclusive;
2. This Bylaw may be cited as the "North Coast Regional District Five-Year Financial Plan Years 2017 – 2021, Bylaw No. 613, 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

Corporate Officer

Skeena-Queen Charlotte Regional District
 Financial Plan for 2017 - 2021
 General Government Administration

	2017	2018	2019	2020	2021
Revenue					
Property Taxes	330,000	348,276	352,447	352,580	352,580
Provincial Basic Grant	120,000	120,000	120,000	120,000	120,000
Conditional Grant	5,000				
Unconditional Grant	52,000	26,200	26,200	26,200	26,200
Sales of Services	-				
Sales of Materials	-				
Investments	7,980	7,000	7,000	7,000	7,000
Other	-				
Transfer from Other Services	237,400	326,317	332,474	332,470	332,470
Use of Prior Year Surplus	155,880				
Total Revenue	908,260	827,793	838,121	838,250	838,250
Expenditures					
Program Expenditures	908,260	827,793	838,121	838,250	838,250
Debt Interest	-				
Debt Principle	-				
Transfer to Reserves					
Total Operating Expenditures	908,260	827,793	838,121	838,250	838,250

Skeena-Queen Charlotte Regional District
Financial Plan for 2017 - 2021
Mainland Recycling

	2017	2018	2019	2020	2021
Revenue					
Property Taxes	226,840	228,804	236,316	236,340	236,340
Provincial Basic Grant					
Conditional Grant					
Unconditional Grant	13,000	13,000	13,000	13,000	13,000
Sales of Services	65,720	65,717	65,717	65,730	65,730
Sales of Materials	342,660	341,656	341,656	341,660	341,660
Investments					
Rental Income	21,680	21,680	21,680	21,680	21,680
Other	1,500	6,250	6,250	7,250	7,250
Transfer from Other Services					
Use of Prior Year Surplus	83,314				
Total Revenue	754,714	677,107	684,619	685,660	685,660
Expenditures					
Program Expenditures	658,155	641,111	650,619	651,660	651,660
Debt Interest	604	131	-	-	-
Debt Principle	31,955	1,865	-	-	-
Transfer to Reserves	64,000	34,000	34,000	34,000	34,000
Total Operating Expenditures	754,714	677,107	684,619	685,660	685,660

Skeena-Queen Charlotte Regional District
Financial Plan for 2017 - 2021
Island Solid Waste

	2017	2018	2019	2020	2021
Revenue					
Property Taxes	140,000	199,854	193,678	193,680	193,680
Provincial Basic Grant					
Conditional Grant					
Unconditional Grant	4,600	4,600	4,600	4,600	4,600
Sales of Services	794,430	793,684	793,684	793,750	793,750
Sales of Materials	900	900	900	900	900
Investments					
Rental Income					
Other	1,000	750	750	750	750
Transfer from Other Services					
Transfer from Reserves	40,000				
Use of Prior Year Surplus	- 123,930				
Total Revenue	857,000	999,788	993,612	993,680	993,680
Expenditures					
Program Expenditures	723,220	938,638	942,962	943,030	943,030
Debt Interest	12,650	12,650	2,150	2,150	2,150
Debt Principle	21,500	21,500	21,500	21,500	21,500
Transfer to Capital	40,000	-	-	-	-
Transfer to Reserves	59,630	27,000	27,000	27,000	27,000
Total Operating Expenditures	857,000	999,788	993,612	993,680	993,680
Capital					
Sources of Funding					
Operations	40,000	-	-	-	-
Transfer from Reserves					
Total Capital Funding	40,000	-	-	-	-
Capital Purchases	40,000	-	-	-	-
Unused Capital Funding	-	-	-	-	-

Skeena-Queen Charlotte Regional District
Financial Plan for 2017 - 2021
Electoral Area Administration

	2017	2018	2019	2020	2021
Revenue					
Property Taxes	95,950	101,239	103,440	103,440	103,440
Provincial Basic Grant	80,000	80,000	80,000	80,000	80,000
Conditional Grant					
Unconditional Grant	2,600	2,600	2,600	2,600	2,600
Sales of Services					
Sales of Materials					
Investments					
Rental Income					
Other					
Transfer from Other Services					
Transfer from Reserves	-				
Use of Prior Year Surplus	71,950				
Total Revenue	250,500	183,839	186,040	186,040	186,040
Expenditures					
Program Expenditures	189,340	183,839	186,040	186,040	186,040
Debt Interest					
Debt Principle					
Transfer to Capital					
Transfer to Reserves	61,160				
Total Operating Expenditures	250,500	183,839	186,040	186,040	186,040

Skeena-Queen Charlotte Regional District
Financial Plan for 2017 - 2021
Electoral Area Administration - Area E

	2017	2018	2019	2020	2021
Revenue					
Property Taxes	12,700	14,760	14,760	14,760	14,760
Provincial Basic Grant					
Conditional Grant					
Unconditional Grant	970	970	970	970	970
Sales of Services					
Sales of Materials					
Investments					
Rental Income					
Other					
Transfer from Other Services					
Transfer from Reserves	-				
Use of Prior Year Surplus	2,790				
Total Revenue	16,460	15,730	15,730	15,730	15,730
Expenditures					
Program Expenditures	16,460	15,730	15,730	15,730	15,730
Debt Interest					
Debt Principle					
Transfer to Capital					
Transfer to Reserves					
Total Operating Expenditures	16,460	15,730	15,730	15,730	15,730

Skeena-Queen Charlotte Regional District
Financial Plan for 2017 - 2021
Elections

	2017	2018	2019	2020	2021
Revenue					
Property Taxes	5,000	5,000	5,000	5,000	5,000
Provincial Basic Grant					
Conditional Grant					
Unconditional Grant	200	200	200	200	200
Sales of Services					
Sales of Materials					
Investments					
Rental Income					
Other					
Transfer from Other Services					
Transfer from Reserves	-		20,800	20,800	20,800
Use of Prior Year Surplus	940				
Total Revenue	6,140	5,200	26,000	26,000	26,000
Expenditures					
Program Expenditures	-	-	26,000	26,000	26,000
Debt Interest					
Debt Principle					
Transfer to Capital					
Transfer to Reserves	6,140	5,200			
Total Operating Expenditures	6,140	5,200	26,000	26,000	26,000

Skeena-Queen Charlotte Regional District
Financial Plan for 2017 - 2021
Grants in Aid - All

	2017	2018	2019	2020	2021
Revenue					
Property Taxes	2,120	2,250	2,250	2,250	2,250
Provincial Basic Grant					
Conditional Grant					
Unconditional Grant	260	150	150	150	150
Sales of Services					
Sales of Materials					
Investments					
Rental Income					
Other					
Transfer from Other Services					
Transfer from Reserves					
Use of Prior Year Surplus	90				
Total Revenue	2,470	2,400	2,400	2,400	2,400
Expenditures					
Program Expenditures	2,470	2,400	2,400	2,400	2,400
Debt Interest					
Debt Principle					
Transfer to Capital					
Transfer to Reserves					
Total Operating Expenditures	2,470	2,400	2,400	2,400	2,400

Skeena-Queen Charlotte Regional District
Financial Plan for 2017 - 2021
Grants in Aid Area A

	2017	2018	2019	2020	2021
Revenue					
Property Taxes	640	640	640	640	640
Provincial Basic Grant					
Conditional Grant					
Unconditional Grant	20	20	20	20	20
Sales of Services					
Sales of Materials					
Investments					
Rental Income					
Other					
Transfer from Other Services					
Transfer from Reserves					
Use of Prior Year Surplus	40				
Total Revenue	700	660	660	660	660
Expenditures					
Program Expenditures	700	660	660	660	660
Debt Interest					
Debt Principle					
Transfer to Capital					
Transfer to Reserves					
Total Operating Expenditures	700	660	660	660	660

Skeena-Queen Charlotte Regional District
Financial Plan for 2017 - 2021
Grants in Aid Area C

	2017	2018	2019	2020	2021
Revenue					
Property Taxes	1,400	1,400	1,400	1,400	1,400
Provincial Basic Grant					
Conditional Grant	5,095				
Unconditional Grant	30	30	30	30	30
Sales of Services					
Sales of Materials					
Investments					
Rental Income					
Other					
Transfer from Other Services					
Transfer from Reserves					
Use of Prior Year Surplus	1,345				
Total Revenue	7,870	1,430	1,430	1,430	1,430
Expenditures					
Program Expenditures	7,870	1,430	1,430	1,430	1,430
Debt Interest					
Debt Principle					
Transfer to Capital					
Transfer to Reserves					
Total Operating Expenditures	7,870	1,430	1,430	1,430	1,430

Skeena-Queen Charlotte Regional District
Financial Plan for 2017 - 2021
Grants in Aid Area D

	2017	2018	2019	2020	2021
Revenue					
Property Taxes	1,500	2,000	2,000	2,000	2,000
Provincial Basic Grant					
Conditional Grant					
Unconditional Grant	20	20	20	20	20
Sales of Services					
Sales of Materials					
Investments					
Rental Income					
Other					
Transfer from Other Services					
Transfer from Reserves					
Use of Prior Year Surplus	1,970				
Total Revenue	3,490	2,020	2,020	2,020	2,020
Expenditures					
Program Expenditures	3,490	2,020	2,020	2,020	2,020
Debt Interest					
Debt Principle					
Transfer to Capital					
Transfer to Reserves					
Total Operating Expenditures	3,490	2,020	2,020	2,020	2,020

Skeena-Queen Charlotte Regional District
Financial Plan for 2017 - 2021
Grants in Aid Area E

	2017	2018	2019	2020	2021
Revenue					
Property Taxes	3,900	3,900	3,900	3,900	3,900
Provincial Basic Grant					
Conditional Grant					
Unconditional Grant	100	100	100	100	100
Sales of Services					
Sales of Materials					
Investments					
Rental Income					
Other					
Transfer from Other Services					
Transfer from Reserves					
Use of Prior Year Surplus					
Total Revenue	4,000	4,000	4,000	4,000	4,000
Expenditures					
Program Expenditures	4,000	4,000	4,000	4,000	4,000
Debt Interest					
Debt Principle					
Transfer to Capital					
Transfer to Reserves					
Total Operating Expenditures	4,000	4,000	4,000	4,000	4,000

Skeena-Queen Charlotte Regional District
Financial Plan for 2017 - 2021
Sandspit Fire Department

	2017	2018	2019	2020	2021
Revenue					
Property Taxes	27,500	27,500	27,500	27,500	27,500
Provincial Basic Grant					
Conditional Grant					
Unconditional Grant	1,100	1,100	1,100	1,100	1,100
Sales of Services					
Sales of Materials					
Investments					
Rental Income					
Other					
Transfer from Other Services					
Transfer from Reserves					
Use of Prior Year Surplus	23,163				
Total Revenue	51,763	28,600	28,600	28,600	28,600
Expenditures					
Program Expenditures	51,763	28,600	28,600	28,600	28,600
Debt Interest					
Debt Principle					
Transfer to Capital					
Transfer to Reserves					
Total Operating Expenditures	51,763	28,600	28,600	28,600	28,600

Skeena-Queen Charlotte Regional District
Financial Plan for 2017- 2021
Emergency Planning Area A & C

	2017	2018	2019	2020	2021
Revenue					
Property Taxes	5,000	5,000	5,000	5,000	5,000
Provincial Basic Grant					
Conditional Grant					
Unconditional Grant	120	240	240	240	240
Sales of Services					
Sales of Materials					
Investments					
Rental Income					
Other					
Transfer from Other Services					
Transfer from Reserves					
Use of Prior Year Surplus	20,400				
Total Revenue	25,520	5,240	5,240	5,240	5,240
Expenditures					
Program Expenditures	25,520	5,240	5,240	5,240	5,240
Debt Interest					
Debt Principle					
Transfer to Capital					
Transfer to Reserves					
Total Operating Expenditures	25,520	5,240	5,240	5,240	5,240

Skeena-Queen Charlotte Regional District
Financial Plan for 2017 - 2021
Emergency Planning Area D

	2017	2018	2019	2020	2021
Revenue					
Property Taxes	5,000	5,000	5,000	5,000	5,000
Provincial Basic Grant					
Conditional Grant					
Unconditional Grant	100	100	100	100	100
Sales of Services					
Sales of Materials					
Investments					
Rental Income					
Other					
Transfer from Other Services					
Transfer from Reserves					
Use of Prior Year Surplus	34,100				
Total Revenue	39,200	5,100	5,100	5,100	5,100
Expenditures					
Program Expenditures	39,200	5,100	5,100	5,100	5,100
Debt Interest					
Debt Principle					
Transfer to Capital					
Transfer to Reserves					
Total Operating Expenditures	39,200	5,100	5,100	5,100	5,100

Skeena-Queen Charlotte Regional District
Financial Plan for 2017 - 2021
Emergency Planning Area E

	2017	2018	2019	2020	2021
Revenue					
Property Taxes	10,000	10,000	10,000	10,000	10,000
Provincial Basic Grant					
Conditional Grant					
Unconditional Grant	250	250	250	250	250
Sales of Services					
Sales of Materials					
Investments					
Rental Income					
Other					
Transfer from Other Services					
Transfer from Reserves					
Use of Prior Year Surplus	23,820				
Total Revenue	34,070	10,250	10,250	10,250	10,250
Expenditures					
Program Expenditures	34,070	10,250	10,250	10,250	10,250
Debt Interest					
Debt Principle					
Transfer to Capital					
Transfer to Reserves					
Total Operating Expenditures	34,070	10,250	10,250	10,250	10,250

Skeena-Queen Charlotte Regional District
Financial Plan for 2017 - 2021
Rural Land Use Planning

	2017	2018	2019	2020	2021
Revenue					
Property Taxes	61,850	64,377	69,855	71,599	75,179
Provincial Basic Grant					
Conditional Grant					
Unconditional Grant	1,900	1,900	1,900	1,900	1,900
Sales of Services	3,500	7,000	7,000	7,000	7,000
Sales of Materials					
Investments					
Rental Income					
Other					
Transfer from Other Services					
Transfer from Reserves					
Use of Prior Year Surplus	57,890				
Total Revenue	125,140	73,277	78,755	80,499	84,079
Expenditures					
Program Expenditures	88,250	73,277	78,755	80,499	84,079
Debt Interest					
Debt Principle					
Transfer to Capital					
Transfer to Reserves	36,890				
Total Operating Expenditures	125,140	73,277	78,755	80,499	84,079

Skeena-Queen Charlotte Regional District
Financial Plan for 2017 - 2021
Economic Development

	2017	2018	2019	2020	2021
Revenue					
Property Taxes	27,330	26,500	27,100	28,000	28,000
Provincial Basic Grant					
Conditional Grant	50,000	50,000	50,000	50,000	50,000
Unconditional Grant	40	90	90	90	90
Sales of Services					
Sales of Materials					
Investments					
Rental Income					
Other					
Transfer from Other Services					
Transfer from Reserves					
Use of Prior Year Surplus	6,200				
Total Revenue	83,570	76,590	77,190	78,090	78,090
Expenditures					
Program Expenditures	83,570	76,590	77,190	78,090	78,090
Debt Interest					
Debt Principle					
Transfer to Capital					
Transfer to Reserves	-				
Total Operating Expenditures	83,570	76,590	77,190	78,090	78,090

Skeena-Queen Charlotte Regional District
Financial Plan for 2017 - 2021
Archives

	2017	2018	2019	2020	2021
Revenue					
Property Taxes	81,780	80,180	80,180	80,180	80,180
Provincial Basic Grant					
Conditional Grant					
Unconditional Grant	4,200	4,200	4,200	4,200	4,200
Sales of Services					
Sales of Materials					
Investments					
Rental Income					
Other					
Transfer from Other Services					
Transfer from Reserves					
Use of Prior Year Surplus	4,360				
Total Revenue	90,340	84,380	84,380	84,380	84,380
Expenditures					
Program Expenditures	90,340	84,380	84,380	84,380	84,380
Debt Interest					
Debt Principle					
Transfer to Capital					
Transfer to Reserves					
Total Operating Expenditures	90,340	84,380	84,380	84,380	84,380

Skeena-Queen Charlotte Regional District
Financial Plan for 2017 - 2021
North Pacific Cannery

	2017	2018	2019	2020	2021
Revenue					
Property Taxes	90,720	97,488	97,582	97,590	97,590
Provincial Basic Grant					
Conditional Grant					
Unconditional Grant	4,900	4,900	4,900	4,900	4,900
Sales of Services					
Sales of Materials					
Investments					
Rental Income					
Other					
Transfer from Other Services					
Transfer from Reserves					
Use of Prior Year Surplus	9,960				
Total Revenue	105,580	102,388	102,482	102,490	102,490
Expenditures					
Program Expenditures	102,100	102,388	102,482	102,490	102,490
Debt Interest					
Debt Principle					
Transfer to Capital					
Transfer to Reserves	3,480				
Total Operating Expenditures	105,580	102,388	102,482	102,490	102,490

Skeena-Queen Charlotte Regional District
Financial Plan for 2017 - 2021
Haida Gwaii Museum

	2017	2018	2019	2020	2021
Revenue					
Property Taxes	73,880	69,440	69,560	69,560	69,560
Provincial Basic Grant					
Conditional Grant					
Unconditional Grant	2,100	2,100	2,100	2,100	2,100
Sales of Services					
Sales of Materials					
Investments					
Rental Income					
Other					
Transfer from Other Services					
Transfer from Reserves					
Use of Prior Year Surplus	1,120				
Total Revenue	77,100	71,540	71,660	71,660	71,660
Expenditures					
Program Expenditures	77,100	71,540	71,660	71,660	71,660
Debt Interest					
Debt Principle					
Transfer to Capital					
Transfer to Reserves					
Total Operating Expenditures	77,100	71,540	71,660	71,660	71,660

Skeena-Queen Charlotte Regional District
Financial Plan for 2017 - 2021
Vancouver Island Regional Library

	2017	2018	2019	2020	2021
Revenue					
Property Taxes	43,160	43,300	43,400	43,500	43,500
Provincial Basic Grant					
Conditional Grant					
Unconditional Grant	1,000	1,000	1,000	1,000	1,000
Sales of Services					
Sales of Materials					
Investments					
Rental Income					
Other					
Transfer from Other Services					
Transfer from Reserves					
Use of Prior Year Surplus	600				
Total Revenue	44,760	44,300	44,400	44,500	44,500
Expenditures					
Program Expenditures	44,760	44,300	44,400	44,500	44,500
Debt Interest					
Debt Principle					
Transfer to Capital					
Transfer to Reserves					
Total Operating Expenditures	44,760	44,300	44,400	44,500	44,500

Skeena-Queen Charlotte Regional District
Financial Plan for 2017 - 2021
Haida Gwaii Recreation

	2017	2018	2019	2020	2021
Revenue					
Property Taxes	126,110	136,520	138,250	138,260	138,260
Provincial Basic Grant					
Conditional Grant					
Unconditional Grant	3,700	3,700	3,700	3,700	3,700
Sales of Services					
Sales of Materials					
Investments					
Rental Income					
Other					
Transfer from Other Services					
Transfer from Reserves					
Use of Prior Year Surplus	8,780				
Total Revenue	138,590	140,220	141,950	141,960	141,960
Expenditures					
Program Expenditures	138,590	140,220	141,950	141,960	141,960
Debt Interest					
Debt Principle					
Transfer to Capital					
Transfer to Reserves					
Total Operating Expenditures	138,590	140,220	141,950	141,960	141,960

Skeena-Queen Charlotte Regional District
Financial Plan for 2017 - 2021
Sandspit Community Hall

	2017	2018	2019	2020	2021
Revenue					
Property Taxes	15,000	17,500	17,500	17,510	17,510
Provincial Basic Grant					
Conditional Grant					
Unconditional Grant	100	100	100	100	100
Sales of Services					
Sales of Materials					
Investments					
Rental Income	3,000	3,000	3,000	3,000	3,000
Other					
Transfer from Other Services					
Transfer from Reserves					
Use of Prior Year Surplus	5,380				
Total Revenue	23,480	20,600	20,600	20,610	20,610
Expenditures					
Program Expenditures	23,480	20,600	20,600	20,610	20,610
Debt Interest					
Debt Principle					
Transfer to Capital					
Transfer to Reserves	-				
Total Operating Expenditures	23,480	20,600	20,600	20,610	20,610

Skeena-Queen Charlotte Regional District
Financial Plan for 2017 - 2021
Mainland Recreation Area A

	2017	2018	2019	2020	2021
Revenue					
Property Taxes	5,210	5,325	5,325	5,340	5,340
Provincial Basic Grant					
Conditional Grant					
Unconditional Grant	170	170	170	170	170
Sales of Services					
Sales of Materials					
Investments					
Rental Income					
Other					
Transfer from Other Services					
Transfer from Reserves					
Use of Prior Year Surplus	220				
Total Revenue	5,600	5,495	5,495	5,510	5,510
Expenditures					
Program Expenditures	5,600	5,495	5,495	5,510	5,510
Debt Interest					
Debt Principle					
Transfer to Capital					
Transfer to Reserves	-				
Total Operating Expenditures	5,600	5,495	5,495	5,510	5,510

Skeena-Queen Charlotte Regional District
Financial Plan for 2017 - 2021
Mainland Recreation Area C

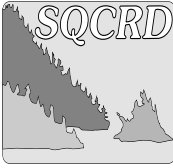
	2017	2018	2019	2020	2021
Revenue					
Property Taxes	6,100	6,165	6,165	6,170	6,170
Provincial Basic Grant					
Conditional Grant					
Unconditional Grant	140	140	140	140	140
Sales of Services					
Sales of Materials					
Investments					
Rental Income					
Other					
Transfer from Other Services					
Transfer from Reserves					
Use of Prior Year Surplus	90				
Total Revenue	6,330	6,305	6,305	6,310	6,310
Expenditures					
Program Expenditures	6,330	6,305	6,305	6,310	6,310
Debt Interest					
Debt Principle					
Transfer to Capital					
Transfer to Reserves					
Total Operating Expenditures	6,330	6,305	6,305	6,310	6,310

Skeena-Queen Charlotte Regional District
Financial Plan for 2017 - 2021
Feasibility Study Reserve

	2017	2018	2019	2020	2021
Revenue					
Property Taxes	4,830	4,860	4,860	4,860	4,860
Provincial Basic Grant					
Conditional Grant					
Unconditional Grant	140	140	140	140	140
Sales of Services					
Sales of Materials					
Investments					
Rental Income					
Other					
Transfer from Other Services					
Transfer from Reserves					
Use of Prior Year Surplus	-				
Total Revenue	4,970	5,000	5,000	5,000	5,000
Expenditures					
Program Expenditures	4,970	5,000	5,000	5,000	5,000
Debt Interest					
Debt Principle					
Transfer to Capital					
Transfer to Reserves					
Total Operating Expenditures	4,970	5,000	5,000	5,000	5,000

Skeena-Queen Charlotte Regional District
Financial Plan for 2017- 2021
Sandspit Water

	2017	2018	2019	2020	2021
Revenue					
Property Taxes					
Parcel Tax	50,000	50,000	50,000	50,020	50,020
Provincial Basic Grant					
Conditional Grant					
Unconditional Grant	10,000				
Sales of Services	45,000	45,000	45,000	45,000	45,000
Sales of Materials					
Investments					
Rental Income					
Other					
Transfer from Other Services					
Transfer from Reserves	11,200				
Use of Prior Year Surplus	22,930				
Total Revenue	139,130	95,000	95,000	95,020	95,020
Expenditures					
Program Expenditures	120,930	95,000	95,000	95,000	95,000
Debt Interest					
Debt Principle					
Transfer to Capital	11,200				
Transfer to Reserves	7,000				
Total Operating Expenditures	139,130	95,000	95,000	95,000	95,000
Capital					
Sources of Funding					
Operations	11,200	-	-	-	-
Transfer from Reserves					
Total Capital Funding	11,200	-	-	-	-
Capital Purchases	11,200	-	-	-	-
Unused Capital Funding	-	-	-	-	-
Unused Capital Funding	-	-	-	-	-



STAFF REPORT

DATE: March 24, 2017

TO: Doug Chapman, Chief Administrative Officer

FROM: Morganne Williams, Consultant

SUBJECT: Land Referral – Shingle Bay

Recommendation:

THAT the consultant's report entitled "Land Referral – Shingle Bay" be received;

AND THAT the NCRD request an extension to accommodate a meeting between FLNRO and Moresby Island APC and Moresby Island Management Standing Committee.

Intent of the Report:

This report provides an update on the land referral being considered to establish a map reserve in Electoral Area E.

Options:

1. The NCRD Board may choose to provide comment on the application without requesting an additional extension; or
2. Another option as selected by the Board.

Background:

At the February Board meeting, the NCRD chose to not provide comment on the land referral regarding the establishment of a map reserve in Electoral Area E and to request an extension in order for further consultation with APC. The NCRD was granted this extension.

On March 7, MIMSC and APC met to discuss the application. Due to the location of the meeting, a teleconference line was unable to be set-up and a representative from FLNRO was not able to attend the meeting. Alternative methods for providing the community with additional information and another opportunity for comment were discussed with FLNRO. If approved by their supervisor, a representative from FLNRO may be able to attend a meeting in Sandspit. A meeting time during the day to accommodate the ferry schedule was requested and agreed upon by APC.

It was reported by APC members that 47 community members attended the meeting, none of which were in support of this application. While community members were disappointed no one from FLNRO was in attendance, they were open to having a meeting during the day.

Application Details:

Proponent: Haida Gwaii Natural Resource District
Tenure Type: Map reserve
Area: 1670.8 ha
Term: Long-term
Zoning: RS-1

Advisory Planning Commission and MIMSC:

February Review

With the short timeframe for response, APC members were not prepared to make comment on the application in advance of the February Board meeting. 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.

Comments from March Meeting

Members did not support this application based on information provided and the discussion from the APC meeting. Members are concerned for what the impact of establishing the map reserve will have on residents. Education and rationale for the application is requested.

Many of the concerns stemmed from the potential establishment of a Wildlife Management Area (WMA). FLNRO indicated that should a WMA be considered for the area, another land referral process would be required.

Members of APC indicated they would like the following information prior to making a recommendation to the Board:

1. The Scientific papers/studies that document the movements of the wildlife that this application is supposed to protect. This would include all information used in the Pacific Estuary Conservation Program in the course of determining the need for this level of protection.
2. A diagram of the political decision making process that led to the Application being submitted. Who has asked who to do what?
3. Why now and why the rush?
4. When will the public meeting with the Applicant take place?
5. What effect will the future establishment of a WMA have on the community's usage of the beaches?

There are ongoing discussions between FLNRO, APC, MIMSC and residents of Sandspit. An update on work will be provided after a face-to-face meeting occurs. Minutes were not recorded at this meeting. Given concerns expressed by residents, they were provided with an opportunity to summarize comments and concerns in the form of a letter. Letters received by Thursday evening are attached.

Conclusion:

The NCRD was granted an extension on the land referral for Electoral Area E, as requested. During the extension, the community was not able to obtain enough information for them to provide comment. The Board may now request an additional extension to allow for a second meeting to be schedule, or provide comment based on existing information.

Cathy Baran
P.O. Box 185
Sandspit, B.C. V0T 1T0
375 Beach Rd.

March 12, 2017

Morganne Williams
Regional District Planning

Hello,

If possible, please disregard the email I sent you yesterday and update it with this email. I am gathering information on a daily basis and I have additions to yesterday's email. Your continued attention to this matter is greatly appreciated.

I am writing regarding the proposed Shingle Bay/Spit Point Reserve. As a long term Sandspit resident living on Beach Road, I have concerns about the implications the proposed reserve. It is my hope and belief that all socio-economic issues are addressed and considered for decision making on this important issue. The shore, off-shore waters, and the Spit are an integral part of life in Sandspit.

First off, I will admit I know minimal of what is entailed regarding the decision of the proposed Reserve. I am currently seeking any and all information regarding the history, time line, potential restrictions, etc. of the proposed Reserve. If you could kindly direct me to where I can obtain this information, it would be greatly appreciated. Unfortunately, I was off-island during the meeting that was held in town last week.

However, I would like it noted how I and the people around me use the shoreline around Shingle Bay and the Spit.

As a retired teacher at the local school, the beach was and is used regularly as an outdoor classroom, focusing on science and environmental education. Many hands-on studies are done researching the local flora and fauna. The shoreline is also used for the school kayak program and outdoor education.

As a primary teacher, we regularly took walks on the beach to do the following:

- study science/environmental education
- gather materials for craft activities
- do math activities (sorting, counting)
- create art on the beach
- exercise
- play environmental games
- participated yearly in the Great Canadian Shoreline Clean-up
- walk the Spit to go 'Owling' (the year we had an unusual number of white owls on the Spit)

- school wide picnics and water-colour painting on the Spit
- hike to 'storm watch' on the east side of the Spit

The shore and beach are a unique and integral part of the school. It is a rarity and a gift for a school to have access to such a resource and my wish is that it continues to be used in such an educational hands-on manner.

As a newly retired teacher, I have started a cottage business in my backyard selling sea salt to the tourists at the local farmers' markets (please google LoveHaidaGwaii-theSalt Cart). I harvest the sea water from across the street to make the salt. After much research, I found it to be the best location to get the sea water, according to clarity, temperature and taste. I also make sea salt scrub soap with the sea salt. I have invested much time and money into this project. It has been going for two seasons and is proving to be quite popular with the tourists. It is a small, but excellent local start-up. My intent is to grow the business and eventually hire students. I am very concerned that I will be shut down if this Reserve goes ahead. However, I see the shellfish company pipeline has been given an exclusion and I will be hoping for the same (given that my water extraction is very minimal).

On a more personal level, my husband and I use the beach/nearby water for the following:

- evening camp fires in the summer where we eat our dinner and enjoy sunsets.
- regular swimming along shore for exercise. He and I use wetsuits to swim May-September, 2-3 times per week.
- kayaking and paddle-boarding
- snorkeling (in wetsuits)
- crabbing
- gathering sea weed to fertilize our gardens

We live across the street from the water and enjoy the view from all windows in the house. In fact, we bought the property and renovated it specifically for the visual and physical access to the beach. If we were to sell the house, we would want to market it as having access to a semi private public beach for evening campfires, water activities.

Here is what I have observed by looking out my front windows:

Tourists and locals enjoying the following:

- walking the beach
- walking at the low tide
- bird-watching
- whale watching
- photographing
- fishing along the shore
- fishing out of boats, trolling back and forth

For the use of the Spit, we do the following:

- I jog the perimeter of the Spit every morning to watch the sun rise
- gather shells and driftwood pieces for art projects
- gather seaweed to be used as fertilizer for our garden
- walk and mountain bike with visitors on the path around the Spit.

As you can see, the Shingle Bay shoreline and water is a special and important part of living in Sandspit. I understand the need for providing critical migration habitat for flora and fauna. However, I believe our usage is low impact (all activities I do are self-propelled) and I believe it is possible for the small population (approximately 350 people) and the flora/fauna to live in harmony. The beach is one of the great benefits of living here.

As I said, I am currently gathering information regarding this proposed Reserve. It has been brought to my attention that the Decision Maker must consider local input and usage. However, I have yet to confirm this. I have heard a few local residents say local input is merely a formality and that it has already been decided. I hope this is not the case, but if it is, I am sad, frustrated and angry. Please clarify for me if you know that the decision has already been made and if not, what is the procedure and potential for local input. Nonetheless, it is my intention to make it known how vital the Shingle Bay and Spit are to the social vitality of Sandpit.

If you have any questions, please do not hesitate to call.

Please forward any information that pertains to this proposal or where I could get the information, most especially if local input has validity.

Sincerely,
Cathy Baran

Hi

The MIAPC meeting in Sandspit, last night, was well attended with more than 47 signatures as well as contact e-mails on our sign up sheet. Most attendees appeared to be there because of concerns about "their" beach and "Spit". In a show of hands, none were raised in support of the Map Reserve Proposal.

With no-one present to answer questions, people were disappointed and some quite indignant that our community didn't warrant having a delegate present, in person from the FLNRO.

At the very least the Proposal for a Map Reserve should have had a description of the parameters of a Map Reserve and the processes that would move it to the point where it would become a Wildlife Management Area. Then the public could be educated and make informed decisions.

I would like to view the data/studies that led the PECP identifying this particular section of the local shoreline. At the very least, the Application should have included details relating to the justification for creating this Reserve, goals that it hopes to attain, and potential impacts on users of the area.

Colleen has written that (QUOTE) "We often get applications that are not complete i.e. missing maps or Management Plan is insufficient for review; or my workload doesn't allow me to get to them right away. Although the application might be dated a couple of months prior, I don't necessarily 'accept' the application for review and send it out for referral until later. For example, I have a Water Approval application from June that we still don't have enough information to actually begin review."

The Community of Sandspit expects the same level of Application completeness as FLNRO and we also expect sufficient time for review. Nothing I have seen leads me to believe that this is a process that needs to be rushed. The present Notation of Interest maintains the status quo until we have a full picture of potential benefits as well as potential conflicts with present usage by the public. Colleen notes that First Nations consultations often slow down the process. Does the Second Nation of Sandspit deserve less respect and tolerance in this consultation? Some feel that this process is merely a formality and the end a fore-gone conclusion; let's prove them wrong!

The Section 16 description is useful but provides no details. The Land Use Operation Policy provides a little more illumination. I have cut and pasted a couple of sections to help make my point.

2. PRINCIPLES AND GOALS

Provincial employees act in accordance with applicable legal requirements when making decisions. The Guiding Principles are a summary of key administrative and contract law principles which guide provincial employees.

This policy is part of a series of policies that have been developed to help provincial staff use business and legal principles to achieve the government's goals with respect to the management of Crown land in a manner that is provincially consistent, fair and transparent. To that end, this policy also serves as a communication tool to help the

public understand how the Province of BC makes decisions respecting Crown land.

What's not to like about FAIR and TRANSPARENT?

I would prefer the existing Notation of Interest to be maintained until such point as the full ramifications (of change) are disclosed. Then we can move forward. To some degree Section 17 Conditional Withdrawal contains wording that I particularly like.

6.3 Conditional Withdrawal (Section 17)

A conditional withdrawal will contain terms that specify the use (or uses) that may be authorized.

I believe that we should start with satisfying this condition. If the public and local users of the area are cognizant of the terms that will actually govern/police the area once a Wildlife Management Area is created, they will be able to make an informed decision.

To approach the Provincial Objective from any other position would not be advisable. This is a topic that residents of Sandspit take VERY personally as the meeting demonstrated.

I believe that a day-time meeting with FLNRO would be useful for both parties. Surely this does not have to be completed prior to a Provincial election?

This Community is dying a death of 1000 cuts....

Has this gone by the Solutions table? If it has, who represented Sandspit?

At this point in time the community vote is unanimous.... NO!

Sincerely, Doug Gould. MIAPC rep

Attention: Morganne Williams

Planning Consultant

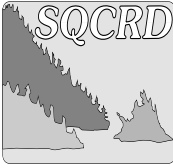
Dear Morganne,

Doug has spelled it out very clearly the way I see it. This Committee and Community will not be rusher into making a recommendation to approve this application with no justifiable or concrete information as to why this Conservancy should be established. There is no more of a threat to Wildlife today than there was 30 years ago when I came here. Perhaps less. This Community is very conscious of the Wildlife that inhabits the shores that this Conservancy wishes to protect. We will not be Legislated into restricting our activities on these shore as NO evidence has been presented to show there is a threat to Wildlife. Present your findings and lets discuss this issue to the benefit of All. Remembering this one thing: We live here; we respect our environment and we expect respect and consultation on this issue.

Respectfully,

Gord Usher MIAPC Member

Received via e-mail: March 15



STAFF REPORT

DATE: March 14, 2017

TO: Doug Chapman, Chief Administrative Officer

FROM: Morganne Williams, Consultant

SUBJECT: Land Referral – QC Lodge

Recommendation:

THAT the report entitled “Land Referral – QC Lodge” be received for information.

Action: the NCRD Board choose one of the options laid out below.

Options:

1. Comment Options:
 - a. Support the application;
 - b. Support application with specific comments;
 - c. Remain neutral regarding this matter;
 - d. Oppose with application with specific comments; or
 - e. Oppose this application.
2. Another option as selected by the Board.

Background:

At the February Board meeting, the NCRD chose to not provide comment on the land referral regarding a license of occupation for seasonal operation of Queen Charlotte Lodge. During off-season, 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.

Application Details:

Proponent: Don Vanderhorst Consulting Ltd.
 Tenure Type: Licence of Occupation
 Area: 13.3 ha
 Term: Seasonal Operation; 10 – 30 years
 Zone: No Zoning Designation

Advisory Planning Commission:

Members of APC and the consulting firm have been in discussion since the NCRD was notified of the extension being granted. After the discussions, the concerns of this application have not changed.

Member comments:

1. In regards to Northern Abalone, the consultant is correct in saying that they are primarily found in exposed out coast habitat but this is not exclusively the case. I have personally found abalone in a similar location on Moresby Island and this experience reinforces my conviction that a desktop exercise is not sufficient to understand the habitats that are being affected by the application. I will reiterate that in my opinion activities proposed with a PMZ area identified in the Haida Gwaii Marine Use plan should be held to a higher standard than proposals outside of a PMZ and for these two reasons I would not recommend approval without a site specific impact assessment.
2. I understand that the long-term use of Colnet Point at the south-west end of Naden has introduced a huge amount of wood waste (especially bark) on the bottom of that estuary. Conditions in the area do not produce currents sufficient to remove the wood waste resulting in blanketing and smothering of the bottom with low oxygen levels. Logs are also being boomed in Craft Bay, to the north, with presumably similar affects. The ecological importance of Naden Harbour, and considering the shallow nature and limited opportunity for flushing, mean that the collective impacts of all industrial activity, including fish lodge operations and storage, should be considered together. I would imagine this would mean taking every possible effort to reduce impacts on the bottom, especially around estuary areas and their critical eelgrass habitat. I would go so far as to propose a zero-impact on eel-grass beds. Local attempts to mitigate eel-grass loss through planting new beds have not had good results (Masset Harbour). I would like confirmation that there would be "no overlap with any potential eel grass beds".

Conclusion:

The NCRD has been granted an extension to provide comment on this application. Application and information provided is attached. Comments are due the Tuesday following the Board meeting.



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.*

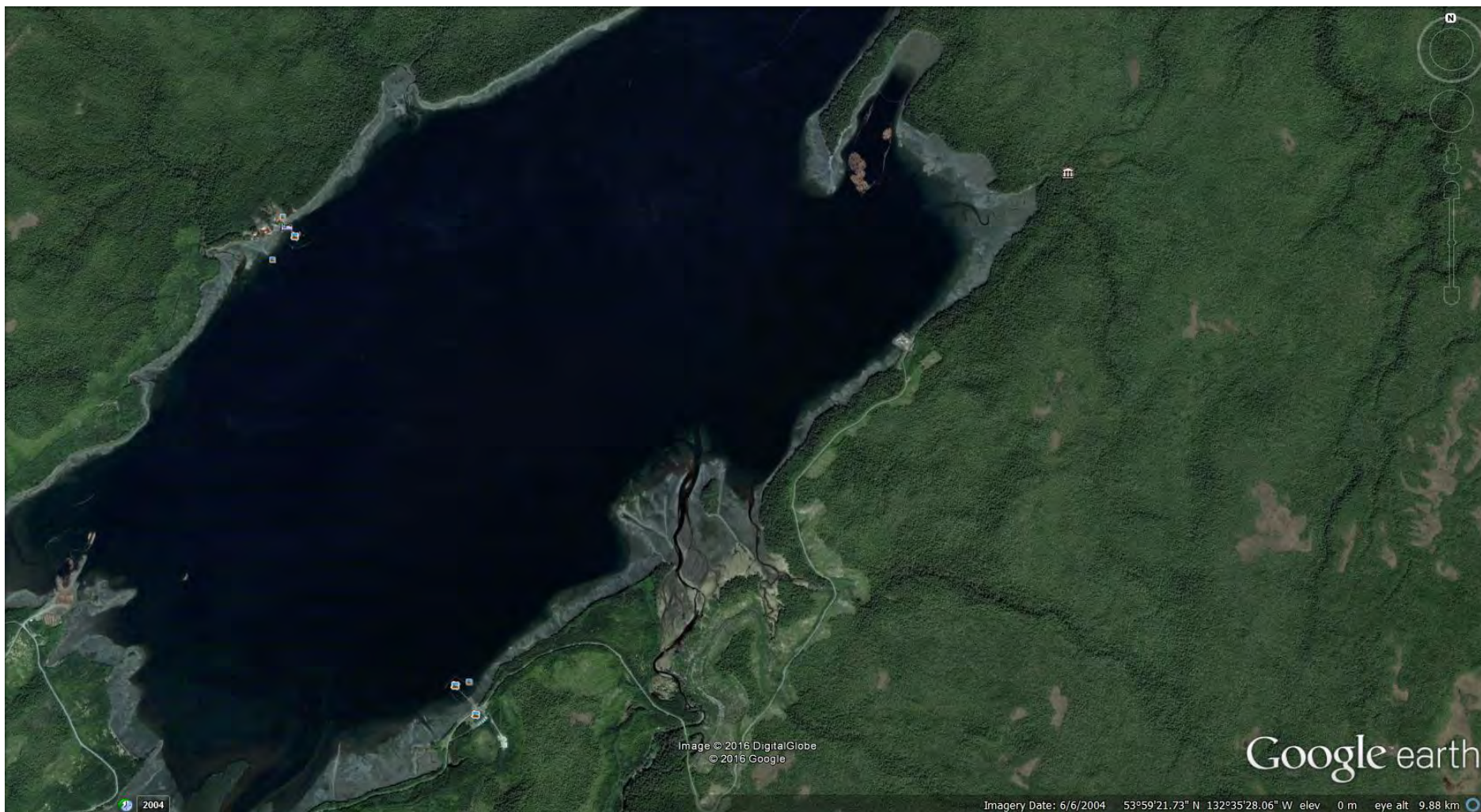
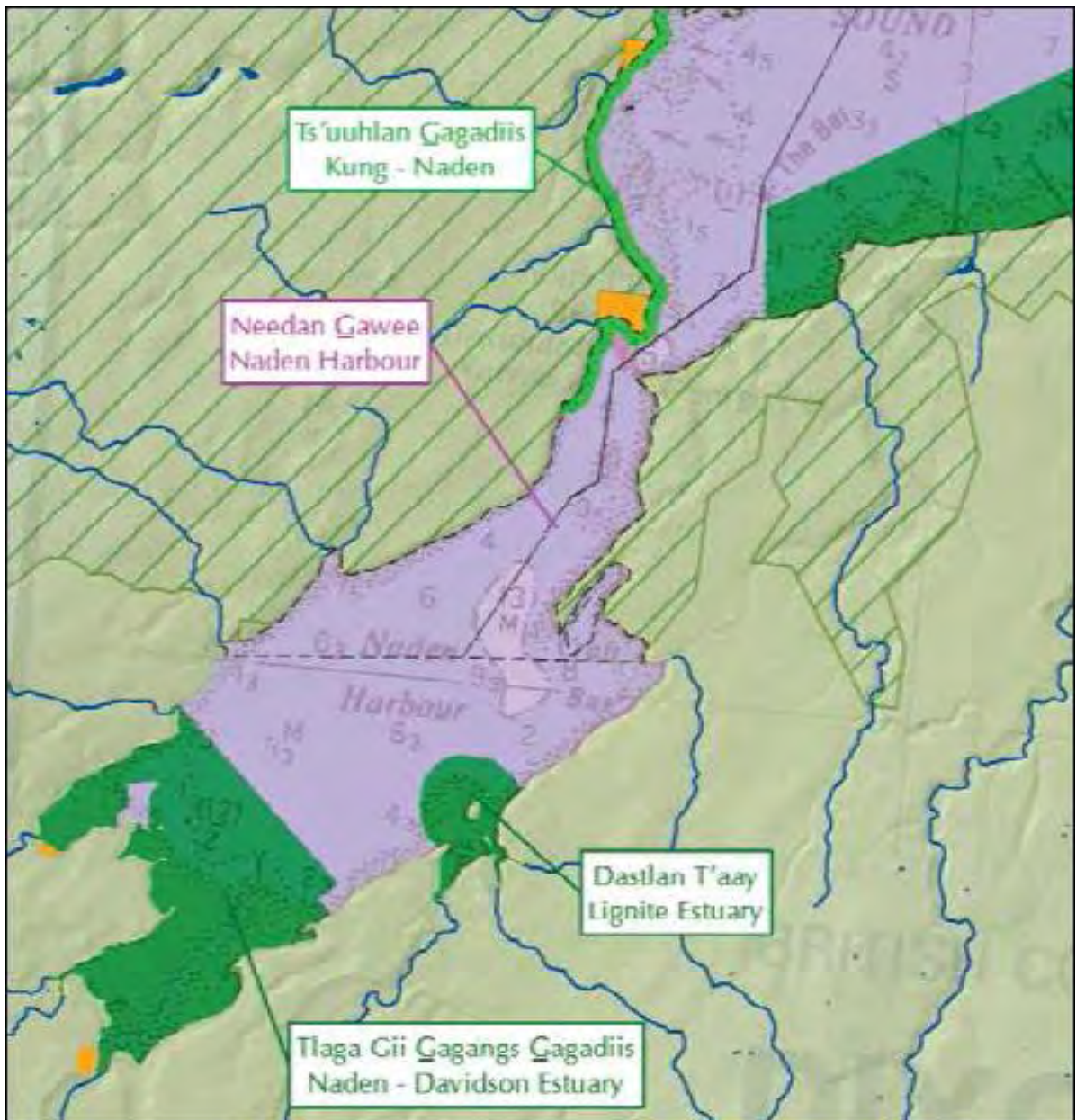


Figure 1 – 2: QCL Lodge and Foreshore Improvements



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

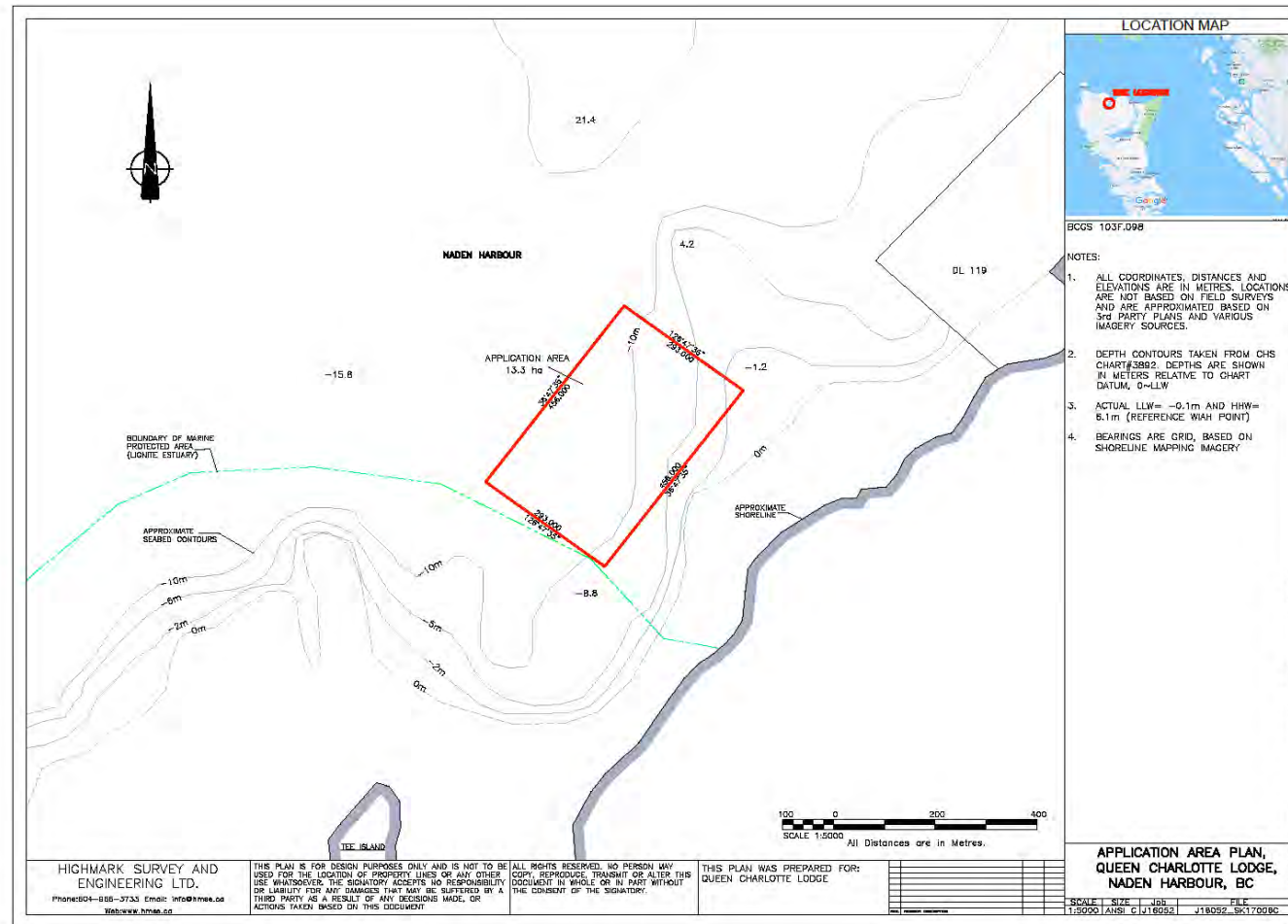


Figure 2 – 2: Application Area and Current Location Anchors and Mooring Buoys

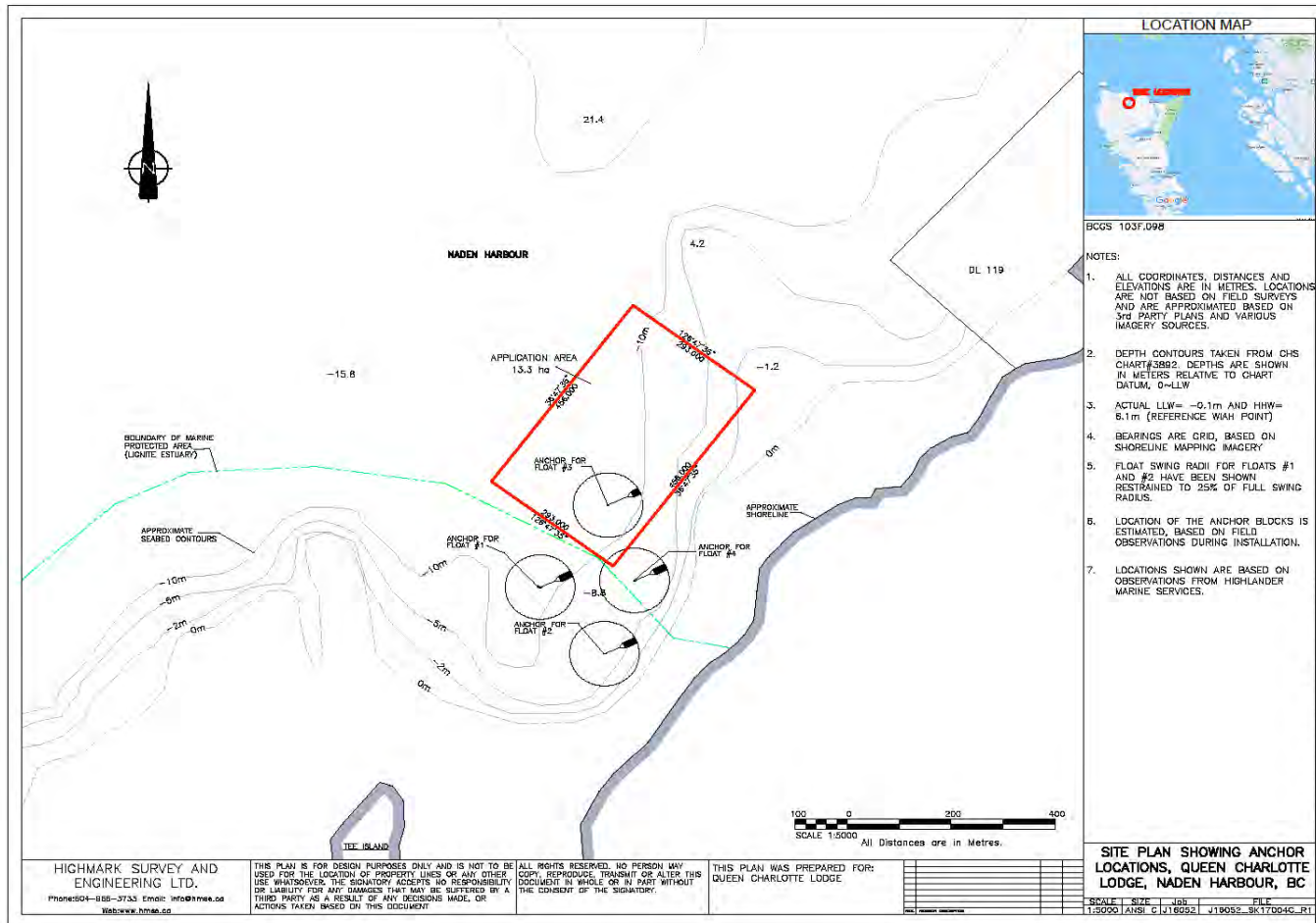


Figure 2 – 3: Site Plan and Proposed Relocation of Anchors and Mooring Buoys

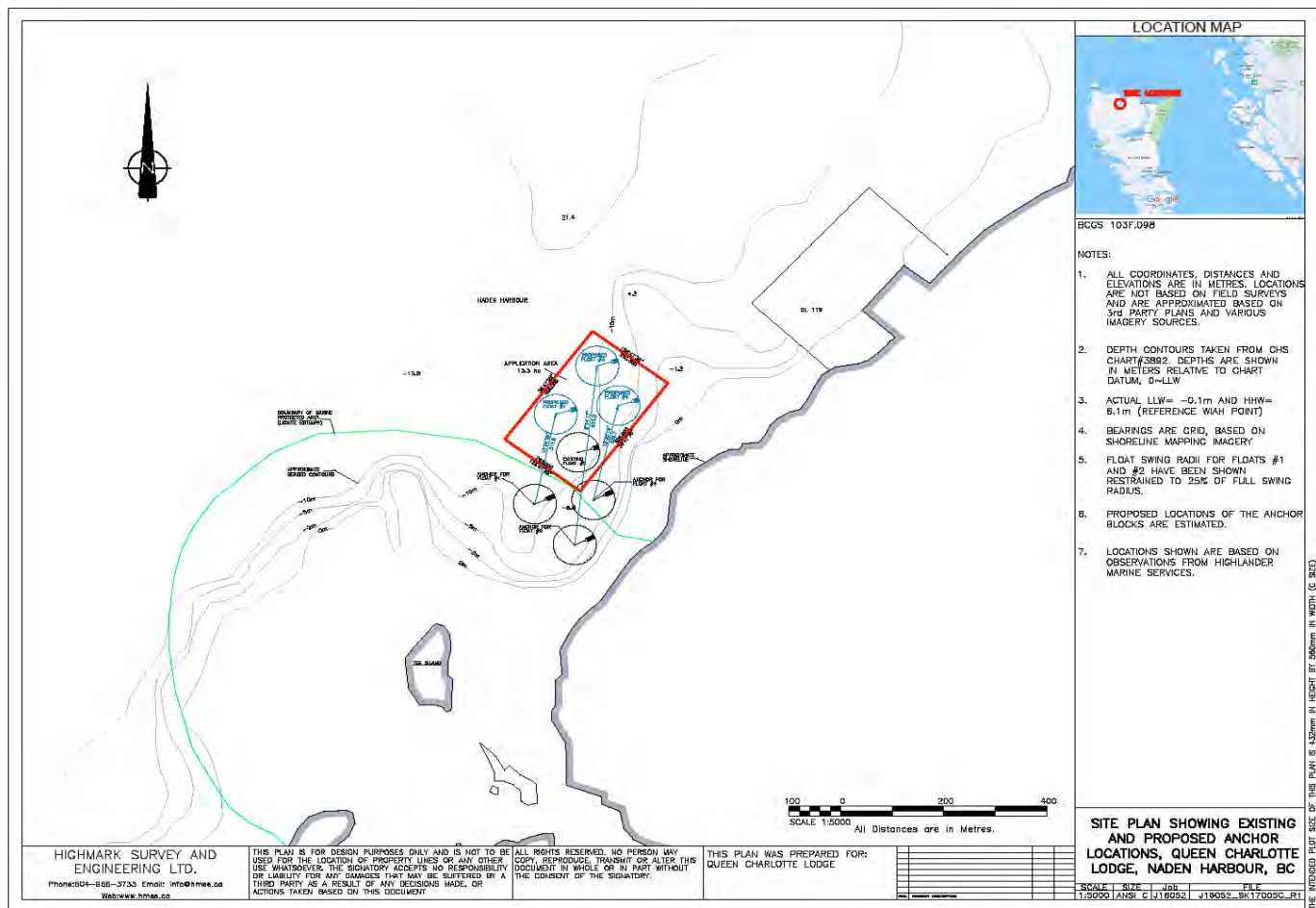


Figure 2 – 4: Side View of Anchors, Mooring Buoys and Floats

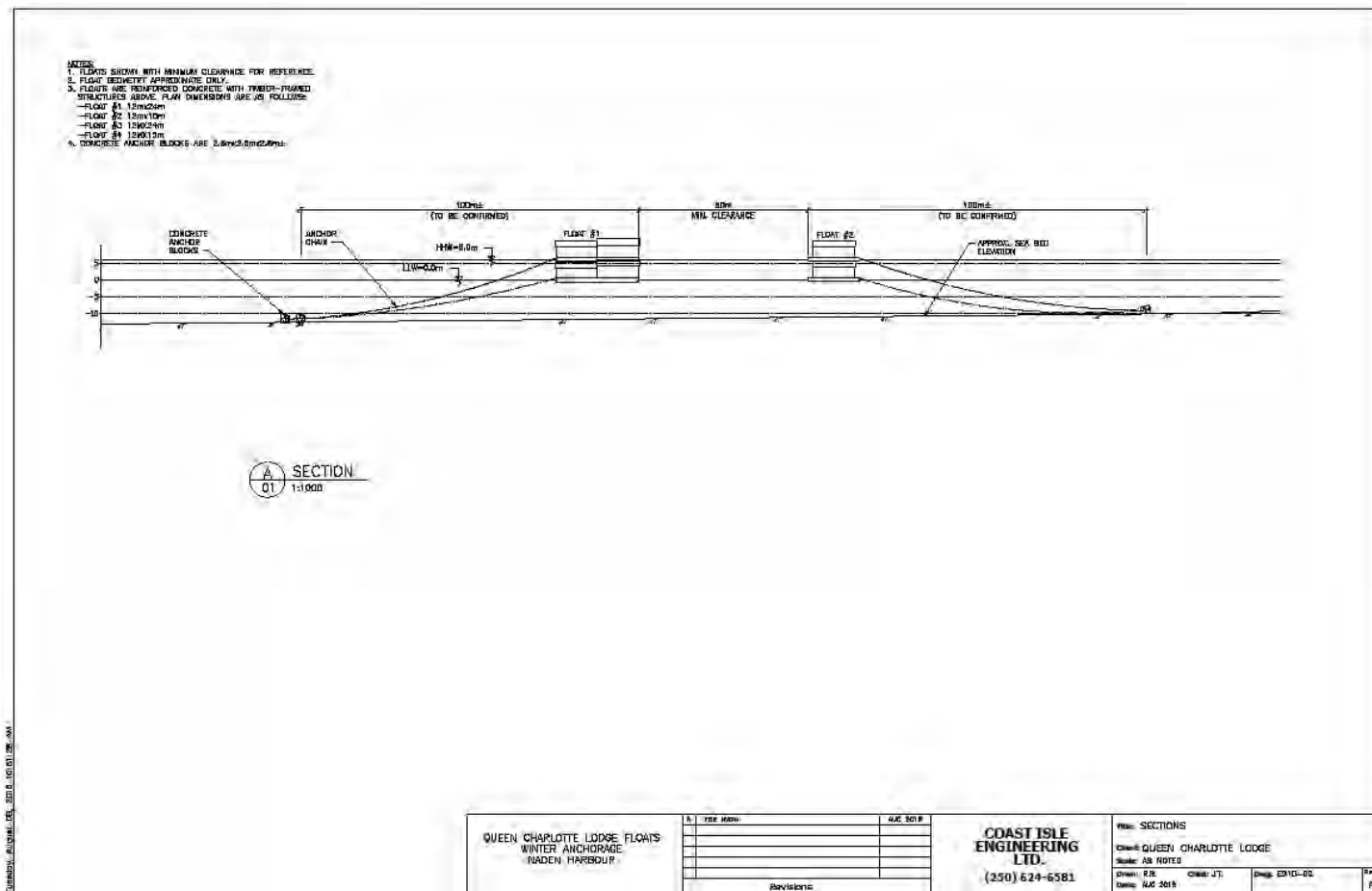


Figure 2 – 5: **Picture of Anchors**



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*

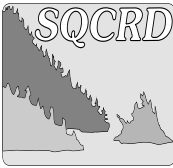
There is a log dump site to the north of the application area, operated by Husby Logging, but the winter anchorage site for QCL's floats is located sufficiently far away that no impacts are anticipated.

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.



STAFF REPORT

DATE: March 24, 2017

TO: Doug Chapman, Chief Administrative Officer

FROM: Morganne Williams, Consultant

SUBJECT: Land Referral – Cub Island Wetlands

Recommendation:

THAT the report entitled “Land Referral – Cub Island Wetlands” be received for information.

Action: the NCRD Board choose one of the options laid out below.

Options:

1. Comment Options:
 - a. Support the application;
 - b. Support application with specific comments;
 - c. Remain neutral regarding this matter;
 - d. Oppose with application with specific comments; or
 - e. Oppose this application.
2. Another option as selected by the Board.

Background:

The NCRD received a land referral with the intention of establishing a Map Reserve in the Cub Island Wetlands.

Application Details:

Proponent: Haida Gwaii Natural Resource District
 Tenure Type: Map reserve
 Area: 124.9 ha
 Term: Long-term

Advisory Planning Commission and MIMSC:

One member of the APC was in general agreement with the application; however, implications of better understanding the implications of becoming a “Wildlife Management area” (WMA) are sought. A second member of APC believed a Management Plan should have been included with this application.

FLNRO responded to this inquiry with the following information:

Should a process to convert the area into a WMA, another referral process would be initiated. A Management Plan would be provided at this point and differ for each WMA.

Conclusion:

The NCRD has an opportunity to provide their opinion on the establishment of a map reserve in the vicinity of the Cub Island wetlands. Application and information provided is attached. Comments are due the Tuesday following the Board meeting.



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:**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:

Northwest side of Kumdis Island, Masset Inlet

LAND DISTRICT:

Queen Charlotte

AREA (ha):

124.9 ha

- ☒ Digital Shapefile (.SHP) supplied in BC Albers NAD83 projection

CROWN LAND IS:

- ☒ SURVEYED
- GIVE LEGAL
DESCRIPTION

OR

- ☐ UNSURVEYED
- GIVE METES
AND BOUNDS
DESCRIPTION

District Lot 1829 and portions of District Lots 988, 989, 1807, 1808, 1814 and unsurveyed Crown lands and foreshore along Masset Sound including Cub Island itself.

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 Cub Island Wetlands were identified as a priority coastal wetland by the North Coast Wetlands Program (1992-93). It is the largest, shallow saltmarsh complex found along the 27 km length of Masset Sound between Collison Point and Maast Island to the north. Once a Sec. 16 Map Reserve is in place, the area will be evaluated as a Wildlife Management Area candidate as part of implementation of the Haida Gwaii Marine Plan.

PROPOSAL IMPACT ON EXISTING OR POTENTIAL LAND USE (ATTACH SEPARATE SHEET IF NECESSARY)

The wetland complex is composed of surveyed and vacant crown lands and foreshore on the northwest side of Kumdis Island. Kumdis Is. is mostly within TFL 60 and borders on but is not in overlap with the application area. An investigative license (File # 1413766 for Ocean Energy - tidal) is in overlap with the Sec. 16 MR application areas in the shallow waters in and around Cub Island. The proposal is consistent with the MaPP zonation of IUCN - Type V covering the waters of Masset Sound.

AGENCY

AUTHORIZATION Jan. 31st, 2017
Date

[Signature]
Signature

Ecosystem Biologist
Title

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
\$

Cub Island Wetlands Proposed Section 16 Map Reserve 124.9 ha

N

0 0.25 0.5 1 Kilometers

Legend

-  Cub Island Sec. 16 Map Reserve
-  Crown Tenure (Investigative Permit)
-  Private Land

Cub Island

DL 989

DL 1807

DL 1806

DL 988

DL 1829

DL 1808

DL 1814

ALBERS NAD 83 SCALE 1:15,000