



VILLAGE OF PORT ALICE

***Official
Community
Plan – 2010***

Bylaw No. 568, 2010

Schedule A

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Cadastral mapping was consolidated by Forsite Consultants with the assistance of the Regional District of Mount Waddington, CGIS Spatial Solutions and Bazett Land Surveying's Port Hardy office.

PART I – BACKGROUND

1.0 INTRODUCTION

1.1 Plan Preparation

In preparation for a review and update of the Village of Port Alice Official Community Plan (OCP), Bylaw 444, 2000, the Village of Port Alice (Village) first commissioned a comprehensive background report entitled *Port Alice Community Profile*. This Profile, completed in July 2010, describes the municipality as it was at that point in time.

In addition to reviewing the existing OCP and current legislation, a number of relevant documents were provided by Village staff to ensure that the revised OCP encompassed all pertinent information and initiatives. During the review, the OCP was also examined to determine possible gaps in meeting the expectation of residents and in conforming to the relevant sections of the *Local Government Act (LGA)*. Local residents, businesses, investors and a variety of regional, provincial and federal agencies were consulted during the review process.

The Plan area is shown on Map No. 1, on the following page.

1.2 Purpose of the Official Community Plan

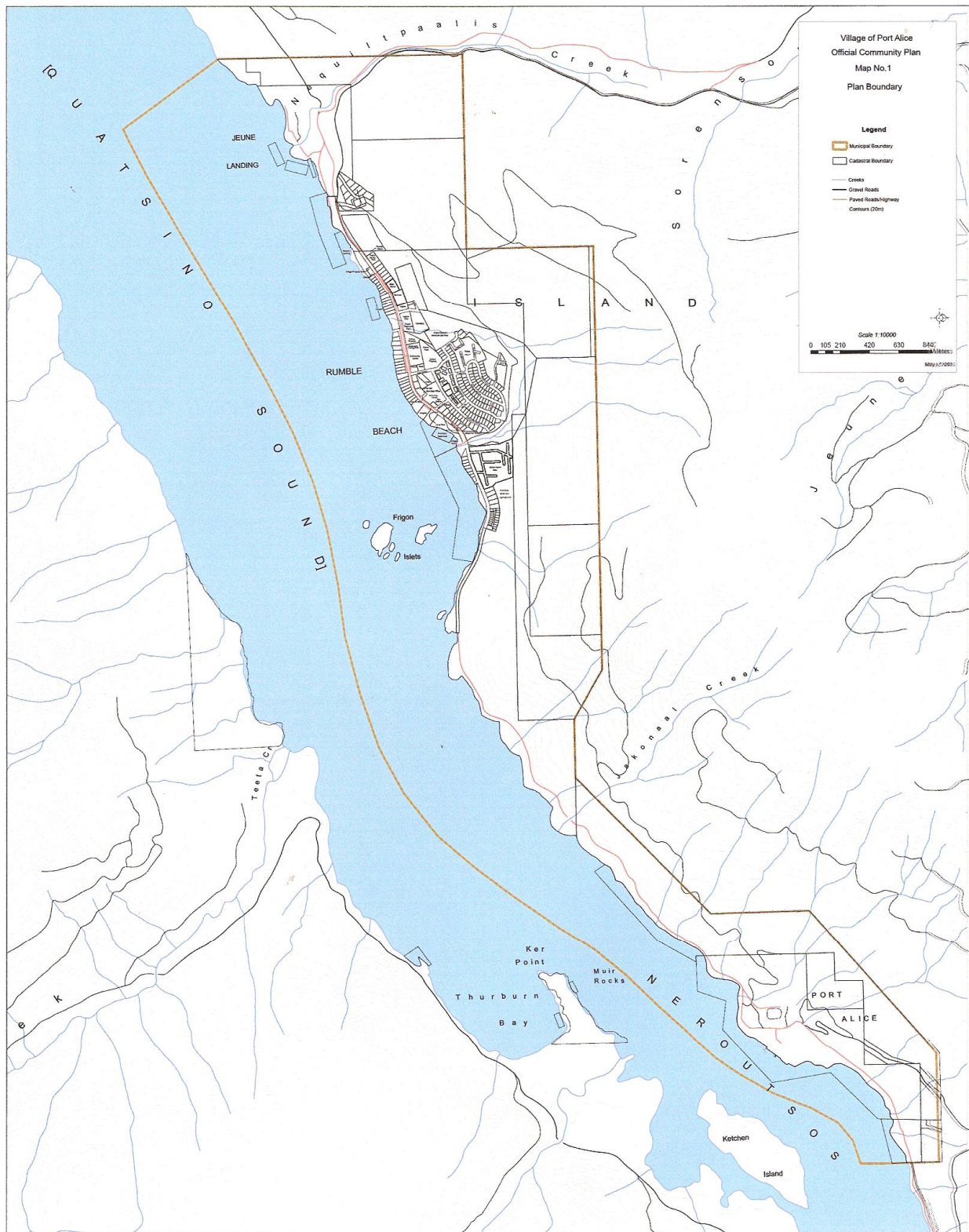
The primary purpose of the OCP is to provide the Village with a comprehensive long-range framework to guide, monitor and evaluate future land uses and community development decisions. An OCP is a general statement of the broad objectives and policies of the local government, a statement of the community's goals, objectives and policies with respect to existing and proposed land use, and forms the basis for regulatory bylaws.

A second purpose of the Plan is to ensure that adequate land is available to accommodate anticipated and desirable development within the planning area. This requires that certain assumptions be made about what is “anticipated” and what is “desirable”. Some of these assumptions are based on professional calculations, such as population growth projections, water system capacity, land availability, etc. Other are more subjective, relating to less tangible matters, such as community values, aspirations, and level of confidence in economic and social sustainability.

The goals, objectives and policies outlined in the OCP are intended to provide insight and guidelines to Village staff, Village council, residents, property owners, investors, the development industry and regulatory agencies with respect to land use, servicing requirements, development, redevelopment and future plans.

1.3 Legislative Authority

The Official Community Plan is a local bylaw and is prepared and adopted under the statutory provisions of the *LGA*. Section 877 of the *LGA* specifies that an OCP must include statements regarding the following matters:



Map No. 1: Official Community Plan Area

- (a) the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years;
- (b) the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- (c) the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;
- (d) restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- (e) the approximate location and phasing of any major road, sewer and water systems;
- (f) the approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites;
- (g) other matters that may, in respect of any plan, be required or authorized by the minister.

In addition, an OCP “must include housing policies of the local government respecting affordable housing, rental housing and special needs housing”.

Required content of an OCP now includes “targets for the reduction of greenhouse gas (GHG) emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets.”

1.4 The Plan

This OCP is divided into three parts. Part I, entitled Background, provides an introduction to the planning area and outlines some of the assumptions and planning issues which are key to its development. This part also includes the Community Vision and Community Values. Part II contains the Goals, Objectives and Policies for the community's growth and development over the coming years. The Plan is to be implemented through the designation of land for specific use or uses, which are linked to the policies for those uses. Specifically, Part III, Use of the Plan, is the Plan's implementation section, and describes the designation, intent and use of development permit areas (DPAs). This section also provides a number of additional options available to the Village in order to implement the Plan. Part III also establishes procedures for the Plan's amendment and review.

All three Parts and the accompanying maps located at the end of this document form the Village of Port Alice OCP, which has been adopted by the Village by bylaw.

Note to Readers: Where the word “Village” is capitalized, the reference is to the corporate body or municipality. Where the word is not capitalized, village means the physical community within the municipal boundaries.

1.5 Location and Physical Characteristics

The Village, one of four incorporated municipalities with the Regional District of Mount Waddington (RDMW), is located on the east side of Neroutsos Inlet, which is roughly halfway between the West Coast and the East Coast of Vancouver Island. The Village can be accessed by Highway 30 from Highway 19 between Port Hardy and Port McNeill, and by boat from the Pacific Ocean via Quatsino Sound.

Perched on the west- and southwest-facing slope of a forested hillside, the 765-hectare Village has a coastal marine climate and landscape. The area experiences cool winters, moderate summers and abundant rainfall, averaging 3,611 mm annually.

Some of the sloped areas surrounding the main village have been determined to be unstable, as witnessed by two major mud slides in 1973 and 1975. These areas have been stabilized subsequently by the construction of a dike.

Relatively shallow soils and glacial till cover unconsolidated materials left by glaciers and the sea, volcanic and sedimentary rocks, including limestone deposits. Juliette Creek and a number of unnamed streams flow down the forested slope, through the village and into Neroutsos Inlet. The most common tree species in the area is the western hemlock; others include western red cedar, Douglas fir, lodgepole pine, Sitka spruce, red alder, black cottonwood, broad-leafed maple and wild cherry.

1.6 Heritage

The village of Port Alice is located within the traditional territory of the Quatsino First Nation centred at the Quattishe Subdivision IR #18, Coal Harbour. According to the known ethnohistoric and ethnographic records for the Neroutsos Inlet, the area including Port Alice was situated within the tribal territories of the Huyaḷas (Hoyalas) and Gusgimukw (Koskimox) tribal group, the descendents of which are members of the Quatsino First Nation. In fact, Port Alice is located within the vicinity of a documented Quatsino ethnohistoric site, *Tsokumstala*, that was claimed by Gusgimukw Chief Philip in 1914 during the McKenna-McBride Royal Commission Hearings as a source of firewood. In addition, archaeological surveys conducted near Port Alice Registered a post-1846 Quatsino traditional-use culturally-modified tree (CMT) site (Q-0757).

The existing archaeological record for Quatsino Sound, including Neroutsos Inlet, indicates that human occupation goes back to the Early Prehistoric Period, dating between 8000 and 5000 Before Present (BP). Recent archaeological investigations in Neroutsos Inlet near Port Alice and Rumble Beach have identified a prehistoric (pre-1846) intertidal beach lithic scatter site (EcSu 002) and a small coastal shell midden site (EcSv 006). The known ethnographic and archaeological evidence found in the Neroutsos Inlet area clearly indicates that the prehistoric and ethnohistoric ancestors of the Quatsino People continuously occupied this landscape and utilized various natural resources over several millennia.¹

European settlement started with the construction of a pulp mill and accommodation

¹ Robbin Chatan, SOURCES Archaeological and Heritage Research Inc., Vancouver, and Ralph Wallas, Quatsino First Nation

for millworkers in 1917 by Whalen Pulp and Paper Mills of Vancouver. By the 1930s the population of the community, clustered near the mill, reached approximately 1,500 people.

Because of concerns about the chemicals and sulphuric acid emissions at the mill site, the community was re-established five kilometres north on the inlet at Rumble Beach. The new Village of Port Alice became the first “instant municipality” incorporated in B.C. in 1965.

The single recorded archaeological site within the village boundaries appears to have been destroyed by human activity and is known as a Legacy Site. However, in coastal areas, there is always a good possibility that First Nations people visited, used or lived near the water. If unrecorded sites are discovered in the process of development, they are protected by provincial legislation.

1.7 Existing Settlement Pattern

Port Alice is a very compact, walkable community, concentrated along Rumble Beach and the shore to the south. Much of the built environment, including most of the residential development, is contained within the protective dike. The village is physically constrained by Neroutsos Inlet to the west and by private and provincial forestry lands to the north, east and south.

1.8 Population and Growth

The population of the village reached approximately 1,500 in the 1930s, and remained reasonably constant until the first half of the 1980s, with its recorded peak of 1,668 in 1981. The Census data in Table 1 shows that the population of Port Alice has been declining over the past twenty years. The regional district population, on the other hand, grew – except for a drop from 1986 to 1991 – until the late 1990s, with a recorded peak in 1996. The province as a whole has been growing steadily over the past 40 years.

Year	Port Alice	RDMW	B.C.
1966	1,383	9,856	1,873,674
1971	1,507	10,408	2,184,621
1976	1,497	12,476	2,466,608
1981	1,668	14,671	2,744,467
1986	1,390	14,934	3,003,621
1991	1,371	14,211	3,373,787
1996	1,331	15,195	3,874,317
2001	1,126	13,572	4,076,264
2006	821	11,962	4,243,580

Table 1: Census Populations Figures

1.9 Services

The Village owns and operates a domestic water supply system and a sanitary sewage system for all residents and business except the mill, which has its own infrastructure. Water is drawn from the Alice and Victoria Lakes watershed and collected in two

reservoirs at the top of Belvedere Road. Sewage is collected to a secondary treatment facility on Marine Drive, then the treated effluent is trucked to the mill and added to its wastewater treatment system.

The municipality is responsible for construction and maintenance of roads within its boundaries, and for the maintenance and operation of community facilities such as the Community Centre and the Arena.

Sea View Primary and Elementary schools continue to provide education for grades K to 10, while students in grades 11 and 12 bus to Port McNeill. The now-vacant Sea View Secondary building will be used as an Activity Centre by the local seniors' group, a keep-fit exercise group, a very well-equipped weight-room, Scouts Canada, and the local thrift shop, through a School/Community Connections Agreement.

2.0 CHALLENGES AND OPPORTUNITIES

2.1 Economic Development

As with any community focused predominantly on a single economic driver, Port Alice's economy fluctuates with that of the mill. When the mill is operating at full capacity, it employs approximately 400 people, more than all the other businesses in the village combined. As a consequence, when the mill operates at less than capacity or closes, the entire village feels the impact.

The vagaries of the forest industry and its markets have meant harvesting slow-downs and shut-downs from time to time. Centralization of forestry operations has resulted in the closure of WFP's Jeune Landing offices. However, logging activities continue in the area, while being supervised out of the Port McNeill offices. The Quatsino Dryland Sort remains in full operation.

There has been a reduction of the number and type of positions, including entry-level jobs, available in the forest industry and related industries. Because of the static nature of the community, the local business and service economy has not grown and offers limited employment opportunities.

The Village Council wishes to see the Port Alice economy broadened to give a higher degree of stability to the community and an increased emphasis on tourism. Port Alice is strategically situated on Quatsino Sound and could well serve as tourist service centre for sports fishing, boaters and kayakers who visit the area. Port Alice is the gateway to the logging road network that accesses the West Coast and the Brooks Peninsula. Victoria Lake is the main "cottage settlement" in the North Island, and both Marble River and Link River are popular tourist campgrounds. The Village wishes to work with community businesses, potential new business owners and the Regional Economic Development office, to develop more accommodation and services to increase tourism activity.

There is potential for the aquaculture industry, both salmon farming and shellfish farming, to expand in the Quatsino Sound area. The commercial salmon hatchery at Colonial Creek operated since the 1980s until recently, and there is now an active

hatchery at the head of the Marble River. There is, however, a provincial moratorium on all new fish farm licences except for some shellfish aquaculture applications in process.

Mining has traditionally played an important role in the North Island economy, but this activity in the region is now very limited. Imasco Minerals operates a limestone quarry in the hills some distance from the municipality of Port Alice and, on an episodic basis, loads seven to ten barges per year in the southern end of Neroutsos Inlet with the limestone. The Odra Quarry, located just west of Port McNeill, is licensed to produce 6.6 million tons of sand and gravel per year. There are also good quality limestone deposits, as well as established reserves of copper, zinc and gold. While exploration continues in the North Island area, the regulatory process, fluctuating markets, environmental concerns and unsettled First Nations' land claims are deterrents to exploitation.

In 1998, the Village of Port Alice developed a list of goals for its 1999 work initiatives, largely aimed at diversifying the economy. OCP Bylaw No. 444 was adopted in 2000, reinforcing those goals. At the same time, an Economic Development Commission was established with a mandate to expand the economy; the Commission was later discontinued.

Economic initiatives are now being pursued by Community Futures and the RDMW's Economic Development function, both with offices in Port McNeill.

The Province of BC helped the Village to conduct an interim transition study in 2005. The following year a Transition Plan was completed by a consulting firm in order to provide a strategy to help the community achieve its goal of sustainability by 2010. The Village has implemented one of the diversification projects recommended in the Transition Plan by creating a light industrial or business park. Another of the Plan's recommendations – a municipal marina – is being pursued, with funding being the major obstacle.

2.2 Population Base

As seen in Table 1 above, the population of Port Alice declined slowly through the 1980s and 1990s, then dropped considerably from 2000 to 2005. This can be attributed to a number of significant factors such as the decline in the forest industry's dominance, the uncertain operation of the pulp mill, the vagaries of world markets for wood products, and the global economy.

The trends observed over the period of 1986 and 1996 – a decrease in the under-19 population cohort and an increase in the 65-and-older cohort – have continued over the past decade. Population projections for the region indicate that this trend will continue. This demographic shift has implications for planning decisions, as an older population requires alternative housing choices, greater physical accessibility and recreation programming that reflect a more sedentary lifestyle. This population also relies on formal supports like the seniors' centre, home support and other health services. A declining youth population has resulted in decreasing enrolment in the school and fewer people using the recreation services.

Port Alice is becoming increasingly popular as a vacation or recreation location, where

residents of other areas of British Columbia, other provinces and parts of the United States own second homes.

The 2006 Census population of 821 residents is considered low for the long-term well-being of the community, particularly since approximately only half of this number are permanent residents of the village. Village councillors feel that a population of around 1,200 people would add stability to the community and its tax base.

2.3 Available Land and Expansion Opportunities

Although the village covers 765 hectares of land, not all of that land has development potential. The Village owns a sizable parcel surrounding the main core of the community, but that parcel contains the dike that was constructed to protect the built environment from future mud slides and cannot be developed for other uses.

The community is surrounded by provincial Crown land and by privately-owned forest land, much of which is protected for long-term forestry use by its status as Private Managed Forest Land (PMFL) under the *Private Managed Forest Land Act*.

The single largest private-sector property owner in the municipality is WFP, whose holdings include a fragmented parcel with a large portion immediately north of the slide-protection area, an even larger portion south of the village core, and a number of smaller pieces within the core. This parcel is not classified as PMFL, and has been determined by WFP to be surplus to the company's needs. Designating this property or a portion of it for appropriate alternative uses within the OCP will help to ensure that the Village's goal of having land available for additional residential and diverse non-forestry uses can be achieved.

Similarly a parcel that was sold by WFP to local residents has significant development potential and can also provide for a mix of uses if properly designated.

2.4 Sustainability

The notion of sustainability is pervasive and increasing in importance in conversations at the local, regional, national and international levels. While there are many definitions of sustainability, most encompass a broad range of inter-related issues that includes planning, development, building, infrastructure, ecosystems, food systems, social and community well-being, economic health, transportation, rising costs of energy, depletion of fossil fuel resources, greenhouse gas emissions, climate change, etc.

The possibility of climate change is no longer a topic of debate. There is considerable debate concerning the various possible degrees of change; however, the various scenarios are all dependent upon how well or poorly we adapt and adjust our global footprint.

The Province of British Columbia is taking a number of proactive initiatives to lessen our greenhouse gas emissions, the prime factor influencing the earth's climate. One of these initiatives is the requirement for local governments to set targets to reduce greenhouse gas emissions, as noted in the Introduction above and mandated by Section 877 (c) of the LGA. Furthermore, communities that, like the Village of Port

Alice, have signed the *BC Climate Action Charter*, have as a goal to be carbon neutral by 2012. This OCP **must** address the challenge of reducing greenhouse gas emissions in the village through the establishment of goals, objectives and targets for the community.

3.0 PLAN FOUNDATION

A primary purpose of this Community Plan is to ensure that adequate land is available to accommodate anticipated and desirable development within the planning area. Anticipated growth implies that the community is successful in attracting and retaining families, individuals and businesses. The types of development that are considered desirable to local residents are those that are necessary to achieve and maintain their lifestyle and that, consequently, relate to their vision of the community's future.

The Port Alice OCP reflects the values and aspirations of local residents and land owners, as well as the directives and guidelines of federal and provincial agencies.

3.1 Community Vision

As part of the public consultation process, residents of the Village of Port Alice were asked how they would hope to see the village in the future. Residents responded that they saw their community as *a vibrant, inclusive, engaged community with a healthy, diverse economy based on a range of businesses, particularly tourism related, and industries and capitalizing on the village's attractive oceanfront setting*. This is the vision that the OCP is tailored to help achieve.

3.2 Community Values

Residents of Port Alice value a "quality of life" that offers:

- a healthy natural environment;
- peaceful, safe and naturally-beautiful surroundings;
- a strong, diverse and constant economy; and
- accessibility to a variety of land- and water-based recreational opportunities.

3.3 Development Strategy

The following general statements provide the strategy that will guide future development within the planning area. They are based on the challenges and opportunities outlined above and provide a foundation for many of the Plan's policies.

- The Village's prime concern is to foster an economically-vibrant community. To this end, the Village will actively promote and encourage economic diversity, business expansion and investment in the community.
- The Village would like to see the population of the municipality increase to a healthy, stable level of at least 1,200 residents. The development strategy includes promoting Port Alice as a desirable, affordable place in which to live, visit and vacation, ensuring that land is available to accommodate new residential projects.

PART II – GOALS, OBJECTIVES & POLICIES

The aim of the Village of Port Alice Official Community Plan is to provide direction to the Village Council, private citizens, businesses and public agencies on all matters concerning future development within the planning area. The Plan contains goals, objectives and a wide range of policies which are intended to guide development in conformance with the municipality's development strategy.

4.0 GENERAL PLANNING

The Village of Port Alice wishes to maintain and, where feasible, enhance the integrity of the environmental, social, economic, cultural and recreational values of the Plan area as development occurs. To this end, the following general planning objectives and policies have been adopted.

4.1 General Planning Objectives

- Objective 4.1.1 To employ – and to encourage property owners and developers to employ – sustainability principles and best practices in all aspects of land-use planning, development and management;
- Objective 4.1.2 To minimize the potential for land-use conflict;
- Objective 4.1.3 To provide the opportunity for site-adaptive planning for development;
- Objective 4.1.4 To plan new development at densities and in locations that minimize the impact of development on the natural environment and that retain significant areas of green space;
- Objective 4.1.5 To retain public access to the water, foreshore and adjacent marine upland areas;
- Objective 4.1.6 To ensure that new development only occurs in areas where adequate servicing can be provided; and
- Objective 4.1.7 To accommodate orderly and economical development while maintaining maximum land-use options for future generations.

4.2 General Planning Policies

- Policy 4.2.1 Wherever possible, the Village will require a development requiring subdivision of land to include provision for **public access to the foreshore**, particularly in those areas having high recreational potential or scenic value.
- Policy 4.2.2 The **natural capacity of the land** to support development will be a primary consideration in determining the appropriate type and

intensity of land use throughout the planning area.

- Policy 4.2.3 The **integrity of the natural environment** and the **safety of residents and the built environment** will be considered in all land-use decisions made by the Village.
- Policy 4.2.4 The Village will consider designating larger development areas as **comprehensive development areas** in order to enhance the potential for incorporating a variety of land uses and a mix of lot sizes into the site plan.
- Policy 4.2.5 The Village may request the **dedication of lands for park purposes** in areas indicated schematically with a “P” on Map No. 2, Land-Use Designations, in accordance with Section 941 of the *LGA* at the time of subdivision.
- Policy 4.2.6 In areas indicated with a schematic “P” and in other areas where the Village determines that park land may not be as desirable as park land elsewhere, the Village may choose to accept **funds in lieu** of dedication of land or in combination with a dedication of land in order to purchase land for parks in a more desirable location.
- Policy 4.2.7 Public access to the waterfront for passive and recreational use in the form of park land dedication may be requested **in lieu of upland park** dedication in all development proposals for lands adjacent to water bodies.
- Policy 4.2.8 The Village will designate larger tracts of vacant lands as **Development Approval Information Areas** (DAIAs) in order to ensure the safety the future residents and the built environment on these lands.
- Policy 4.2.9 **Clustering of lots** allows for creative subdivision layouts which are compatible with the terrain and which can preserve undisturbed land for environmental, aesthetic or recreational purposes. To achieve such layouts in the planning area, density averaging may be applied, where topographically appropriate.

4.3 Comprehensive Development Area Policies

- Policy 4.3.1 Comprehensive Development Areas (CDAs) as designated on Map No. 2 are **also designated as DAIAs** on Map No. 3.
- Policy 4.3.2 The details of CDA plans are to be finalized in **consultation** with the land owner and the Village staff, taking into consideration the unique features of the specific site.
- Policy 4.3.3 The Village and the land owner or developer will enter into a **Comprehensive Development Agreement** that will include the

details of the development plan, servicing, parkland dedication, public access to the foreshore (if the development is adjacent to the foreshore), phasing (if applicable) and other matters, prior to any development occurring within any CDA.

Policy 4.3.4 A **development permit or approval** will form part of the Comprehensive Development Agreement and will be based on the report received in accordance with Development Approval Information Bylaw.

Policy 4.3.5 The Comprehensive Development Agreement and the Development Permit must be in a form that may be **registered on title** to the property, if required.

5.0 GOALS

As part of the exercise of determining the Community Vision – how the residents of Port Alice saw their community at a point decades into the future – and understanding the community’s values, residents’ goals became evident.

5.1 Community Goals

The goals that the Port Alice residents hope to achieve with this Plan are:

- Goal No. 1: To stimulate economic growth.
- Goal No. 2: To retain a healthy resource base.
- Goal No. 3: To increase the population.
- Goal No. 4: To ensure community services to all ages.
- Goal No. 5: To maintain a high level of infrastructure.
- Goal No. 6: To protect natural environmental resources.
- Goal No. 7: To retain and protect heritage resources.
- Goal No. 8: To foster sustainability.

5.2 Achieving the Goals

The following sections of this Plan describe the objectives and policies intended to implement the above goals. The objectives are broad statements of community intent as to what the Plan is to accomplish in its efforts to achieve its goals. The goals and objectives provide a framework for the more specific policies contained in the Plan.

The land-use policies and designations specified in this Plan are intended to facilitate implementation of the Plan’s objectives. The policies provide direction to the Village of Port Alice, other government agencies and the public concerning the future location, amount, type and densities of the various land uses within the planning area. The policies pertain to lands designated on Map No. 2 of this Plan, which forms part of this Bylaw.

The community’s goals are comprehensive and long-term in nature. Nevertheless, it is considered appropriate, as the community develops and evolves, to revisit these goals

and revise them or to iterate new goals, new objectives or new policies. In the event of such an occasion, the community should not hesitate to make amendments, as an OCP is a dynamic, guiding document, not “cast in concrete”. Section 14.8, Amendment Procedures, anticipates the need for amendments.

5.3 Land-Use Designations

Village Council and the community of Port Alice acknowledge the fact that changes in land ownership and land-use patterns are inevitable in the village. Some of this change will be brought about by the aspirations of new land owners, while other changes will come as a result of Village initiatives. This Plan attempts to anticipate some of those changes and to direct change in a logical fashion.

It is important to note that municipal land-use designations do not regulate Crown land unless the relevant ministry willingly complies with them or the land is sold or transferred to a private individual or company. Similarly, privately-owned land that is designated as Private Managed Forest Land (PMFL) and regulated by the *Private Managed Forest Land Act* is not affected by the municipality’s bylaws until such time as it is removed from PMFL status.

The Plan identifies land within the municipal boundaries with the following designations:

Designation	Permitted Uses
Residential	Single-family residential dwelling, bed-and-breakfast and home-based business uses
Residential – Multi-Family	Multi-family dwelling (including duplex) and home-based business uses
Residential – Manufactured Home Park	Manufactured (mobile) home and home-based business uses
Mixed-Use Residential/Commercial	Commercial (generally retail on the ground floor, generally office on the ground or second floor) and residential (generally above commercial) uses
Comprehensive Development	All uses possible; intended to facilitate the comprehensive, integrated planning of larger areas, entails a Comprehensive Development Agreement
Commercial	Uses include retail, office, restaurant, café, pub, club, professional service, financial institutions, recreation, accommodation uses
Commercial – Service	Vehicle-oriented uses such as service station; storage and warehousing including bulk oil and gasoline storage; building supplies; lumber yards; automobile, manufactured home, trailer, camper and boat sales; welding and machine shop; contractor’s yard uses
Institutional/Public Use	School, hospital, clinic, police, fire protection, ambulance, place of worship, cemetery, municipal office and service, community hall uses
Industrial	Forestry, logging, log storage, log dumping and sorting, manufacturing, resource extraction and processing, mill

	and related uses
Resource	Forestry, logging and resource extraction uses
Marine	Piers, wharves, docks, moorage, small-boat services including fuel station, yacht club uses
Marine – Industrial	Piers, wharves, docks, loading facility, barge and large-boat uses
Marine – Recreation	Boat, kayak, canoe and sailboard travel, temporary anchoring uses
Parks	Park, trail and recreation facility uses
Green Space	Non-motorized trail uses only
P	Potential park (conceptual location)

Parks, public utility structures and parking are permitted in all designated areas **except** Green Space.

5.4 Land-Use Designation Map

The land-use designation map forms part of this Plan. Map No. 2 shows designations for the entire municipality including the resource and industrial areas to the north and south of the village core. Land use designations also include designation of the surface of the water.

6.0 GOAL NO. 1: TO STIMULATE ECONOMIC GROWTH

6.1 Economic Objectives

The Village Council has indicated that a strong and diverse economy is a priority for the municipality.

- Objective 6.1.1 To establish a stable, diversified local economy and increased local employment opportunities;
- Objective 6.1.2 To recognize and support current businesses in the municipality;
- Objective 6.1.3 To increase tourism; and
- Objective 6.1.4 To establish home-based businesses.

6.2 Economic Development Policies

- Policy 6.2.1 Council will work with forestry companies to ensure that forest roads to the west coast are properly maintained to facilitate **tourist traffic**.
- Policy 6.2.2 The Village will continue to work on the planning, financing and construction of a **municipal marina**.
- Policy 6.2.3 Council will continue to explore opportunities for suitable **tourist commercial sites** south of the village and north of Jeune Landing.

- Policy 6.2.4 The Village will seek the cooperation and assistance of the regional Economic Development Office and interested local residents to develop a group structure, to undertake a visioning process around tourism and the community and to develop a **tourism strategy** for the municipality.
- Policy 6.2.5 The Village will add **signage** to the exterior of the Visitor and Heritage Centre
- Policy 6.2.6 The Village will participate in **regional economic development activities** undertaken by the Regional District of Mount Waddington that enable Port Alice to take advantage of the efforts put forth by the whole region.
- Policy 6.2.7 The Village's Recreation Department will work with the Regional Parks function to ensure that **recreational, cultural and heritage features** outside the municipal boundaries have appropriate signage and that access is maintained.
- Policy 6.2.8 The Village will **cooperate and collaborate** with the District of Port Hardy and the Town of Port McNeill in economic development activities that have the potential of impacting all three municipalities.
- Policy 6.2.9 The Village will work with local artists and artisans to create an **artisan cooperative** and to establish a permanent studio or workshop for their use.
- Policy 6.2.10 Home-based businesses are required to provide **parking** in accordance with the Port Alice Zoning Bylaw.
- Policy 6.2.11 Home-based businesses require a valid **business permit**, issued by the Village, prior to beginning operation.

Advocacy Policies

- Policy 6.2.12 The Village supports the establishment of **home-based businesses** as a means of providing local employment.
- Policy 6.2.13 Council encourages the ongoing improvement of **access to the Yacht Club** for transient boaters until the public marina is completed.
- Policy 6.2.14 Council supports all efforts to **use local training and educational facilities** to provide opportunities for individuals to improve their skills.
- Policy 6.2.15 Council encourages residents and business owners to **purchase**

local goods and services wherever possible.

- Policy 6.2.16 The Village encourages the owners of the downtown commercial centre to **expand commercial space**, as the market requires.
- Policy 6.2.17 Council encourages the **establishment of commercial enterprises** that support the area's resource and industrial uses.
- Policy 6.2.18 The Village encourages the development of **tourist commercial uses** in appropriately designated locations, such as Dawson Landing and immediately south of the village core.
- Policy 6.2.19 The Village encourages all **accommodation** providers to obtain approved status by Tourism BC to ensure that Port Alice appears in the B.C. Accommodations guide.

7.0 GOAL NO. 2: TO RETAIN A HEALTHY RESOURCE BASE

The Village Council recognizes that a diverse economy is dependent to a large extent on the health of the resource sectors and related industrial activities.

7.1 Resource Objectives

- Objective 7.1.1 To have strong industrial and resource bases;
- Objective 7.1.2 To establish industrial and resource uses in designated locations; and
- Objective 7.1.3 To provide opportunities for the development of value-added businesses related to the resource sector.

7.2 Resource Policies

- Policy 7.2.1 The Village will designate appropriate **lands for industrial and resource uses**.
- Policy 7.2.2 Council will work with the management of the mill to encourage employees and prospective **employees to locate in the Village** of Port Alice.
- Policy 7.2.3 The Village will continue to work with the District of Port Hardy and the Town of Port McNeill to establish, maintain and operate a successful **community forest**.
- Policy 7.2.4 Council will work with local individuals or groups who wish to re-establish a local **fish hatchery**.
- Policy 7.2.5 The Village will look for additional uses or traffic for its **deep-water port**, such as naval, coast guard and 'mini-cruise-ship'

uses.

Advocacy Policies

- Policy 7.2.6 The Village supports the establishment and maintenance of responsible, fully-contained **fish farming operations and shellfish mariculture projects**.
- Policy 7.2.7 The Village supports extractive **quarrying and mining** operations located within the Village of Port Alice provided they conform to recognized mineral aggregate resource practices and techniques.
- Policy 7.2.8 The Village supports and will cooperate with all efforts to broaden the local **forestry and wood manufacturing** employment base.
- Policy 7.2.9 Council supports the establishment of a **fish-processing facility** in an appropriately designated location.
- Policy 7.2.10 The Village supports the on-going **use of the Jeune Landing area** for resource- and industrial-oriented use and for the development and support of educational or research facilities, such as a university field school.

8.0 GOAL NO. 3: TO INCREASE THE POPULATION

8.1 Residential Objectives

The Village Council has determined that the municipality needs a population base of at least 1,200 residents to ensure community stability.

- Objective 8.1.1 To attract more people, particularly young families, to the village;
- Objective 8.1.2 To ensure that the community offers opportunities for a safe, balanced, healthy lifestyle; and
- Objective 8.1.3 To ensure that there is adequate appropriately-designated land to accommodate additional residents.
- Objective 8.1.4 To retain population that is employed in the village and that supports local businesses.

8.2 Residential Policies

- Policy 8.2.1 The Village will work with individuals, businesses and agencies to **promote the attractive lifestyle** to be enjoyed in Port Alice.
- Policy 8.2.2 Council will **designate sufficient lands** as Residential to accommodate growth.

Policy 8.2.3 The Village designates **natural hazard areas** as DPAs, as shown on Map No. 3, in order to protect the built environment and the village's residents.

Advocacy Policies

Policy 8.2.4 Council encourages a **range of housing types and densities**.

Policy 8.2.5 Council supports the development of **seniors' housing**, including assisted housing.

Policy 8.2.6 The Village encourages the provision of a 10-metre buffer between buildings and forested areas in all areas adjacent to forestland and woodlots of 20 hectares or more, in order to provide a **fuel-free zone** for fire protection.

Policy 8.2.7 The Village encourages all public and private development activities and subdivision applications – including road crossings, utility rights-of-way and trails – to be planned and implemented in a manner that will reduce the risk of **forestry interface fires**.

Policy 8.2.8 The Village encourages all business owners, managers and employees of the mill and Port Alice businesses to **live in the village**.

9.0 GOAL NO. 4: TO ENSURE COMMUNITY SERVICES TO ALL AGES

9.1 Community Service Objectives

The Village recognizes that, in order to attract new people to the community and to retain existing residents, a range of community services must be provided. Some of the community services provided either by the Village or by other agencies include garbage collection, health care, recreation facilities, school, churches, policing and fire protection. Most of these are shown on Map No. 4.

Objective 9.1.1 To provide adequate and appropriate services for a community of all age groups;

Objective 9.1.2 To make Port Alice a healthy community; and

Objective 9.1.3 To ensure the provision of sufficient parks, recreation and open space areas to meet the needs of both local residents and visiting public.

9.2 Community Service Policies

Policy 9.2.1 Council will work to create a framework for residents, businesses and community leaders to promote a **healthy community** with a link between economic prosperity and quality of life.

- Policy 9.2.2 The Village will maintain **current information** on its website, such as community events, council and committee meeting schedules, agendas and minutes, opportunities and features of the area.
- Policy 9.2.3 The Village will consider assigning or seeking an individual who will work with municipal staff and the webmaster to update the Village's **website** from time to time, ensuring that information is accurate and current and that the website is being utilized to the greatest possible advantage.
- Policy 9.2.4 Council will work with School District No. 85 to maintain the long-term **viability of Sea View School**.
- Policy 9.2.5 The Village will increase the amount of **park land** in the municipality whenever possible in order to enhance the appeal and attractiveness of the community as a whole.
- Policy 9.2.6 Plans for areas that are seen as suitable for future development must include appropriate land as **park or green space**.
- Policy 9.2.7 Council will continue to participate in the RDMW **Health Network** to provide health services to residents.
- Policy 9.2.8 Council will work with the Vancouver Island Regional Library service to maintain the long-term viability of the **public library** and all of its services.
- Policy 9.2.9 The Village's Recreation Department will work to ensure that a range of **recreational and leisure activities and programs**, both indoor and outdoor, are available to residents of all ages.
- Policy 9.2.10 The Village will use its best efforts to provide adequate and cost-effective **waste management**, including reducing, reusing and recycling materials.
- Policy 9.2.11 Council will explore the feasibility of establishing a **teen centre** or lounge in Sea View Activity Centre or another building, with furniture and entertainment facilities, for the youth of the village.
- Policy 9.2.12 Council will use every opportunity **to increase the amount of park land** in the municipality and to enhance park facilities for the enjoyment of residents of Port Alice.
- Policy 9.2.13 Vacant lands with subdivision and development potential are designated on Map No. 2 with a **conceptual "P"** to indicate that the Village expects park land, which will be dedicated to the municipality, to be included in the development concept.

- Policy 9.2.14 Council will explore the possibility of screening the village's **propane storage tanks** or beautifying the area by way of decorative landscaping.
- Policy 9.2.15 Council will give priority to **walking, hiking, cycling** and similar active recreation and transportation within the village core when reviewing designs and when planning projects or programs, as such activities contribute to improved community health.

Advocacy Policies

- Policy 9.2.16 Council supports the maintenance of all **locally-delivered health services** in the Port Alice Community Health Centre.
- Policy 9.2.17 Council supports **expanding services** at the Community Health Centre to include Public Health, Mental Health, Alcohol and Drug Treatment, Social Services and other health services when merited.
- Policy 9.2.18 Council supports the establishment of **seniors' housing** and **Assisted Living accommodation** in the village.
- Policy 9.2.19 The Village supports the **use of continuing education institutions** and programs to improve education and gain new skills.
- Policy 9.2.20 Council encourages interested residents to organize a group that would build and maintain a **community garden** and will work with the group to find an appropriate location for the garden.
- Policy 9.2.21 Council supports the efforts to provide the community and home-based businesses with a higher band width and adequate, up-to-date, high-speed **Internet services**.
- Policy 9.2.22 Council encourages the use and expansion of the **waste recycling** program that exists in the village.

10.0 GOAL NO. 5: TO MAINTAIN A HIGH LEVEL OF INFRASTRUCTURE

10.1 Infrastructure Objectives

The Village provides a water supply and distribution system, liquid waste collection and treatment, stormwater drainage, street lighting, street salting and a road network to the residences and businesses of Port Alice.

- Objective 10.1.1 To ensure that the municipality's infrastructure is maintained in a timely and cost-effective manner;
- Objective 10.1.2 To ensure that proper infrastructure is available to all homes and

businesses; and

Objective 10.1.3 To enhance pedestrian infrastructure.

10.2 Infrastructure Policies

- Policy 10.2.1 The Village will monitor and maintain a **budget for all municipal infrastructure**.
- Policy 10.2.2 All new development is required to connect to the **community water and sewerage systems**.
- Policy 10.2.3 The Village will continue to explore and assess the viability of participating in the regional **inter-municipal transit system**.
- Policy 10.2.4 The Village will maintain the **road network** shown on Map No. 4.
- Policy 10.2.5 The Village will ensure **pedestrian and vehicular traffic** coexist safely.
- Policy 10.2.6 The Village will ensure **barrier-free accessibility** exists for people with limited mobility.
- Policy 10.2.7 The Village will explore opportunities to utilize, improve and expand the use of the **Jeune Landing dock**.
- Policy 10.2.8 The Village will coordinate the **extension of municipal services** with developers in areas appropriately designated.
- Policy 10.2.9 The costs of installing **on-site utilities and services** required for a subdivision or development are the responsibility of the owner of the site.
- Policy 10.2.10 The Village will ensure that the **municipal water source and distribution systems** are monitored and protected as necessary.
- Policy 10.2.11 The Village will develop a **network of pedestrian sidewalks, trails, paths and walkways**, including extending the path along the waterfront wherever and whenever possible, to promote active recreation and community health as resources permit.
- Policy 10.2.12 The Village will maintain the **dike structure** protecting the village core, identified as Green Space on Map No. 2, as a critical part of its infrastructure.
- Policy 10.2.13 Areas designated as **Green Space** are intended for the protection of the residents of Port Alice, the built environment and the natural environment, and will be retained in their natural state, with no buildings or structures permitted.

Policy 10.2.14 **Trails** within areas designated as Green Space are intended for pedestrian and non-motorized uses only.

Policy 10.2.15 It is the Village's policy to **increase the amount of green space** in the municipality where and whenever feasible and desirable.

Advocacy Policies

Policy 10.2.16 The Village encourages residents and businesses to recognize the importance of the quality and quantity of potable water and, where possible, to use **water-conserving appliances and fixtures** such as low-flush toilets, low-flow aerated showerheads, front-loading washing machines and Energy Star dishwashers.

11.0 GOAL NO. 6: TO PROTECT NATURAL ENVIRONMENTAL RESOURCES

11.1 Environmental Objectives

The Village is surrounded by natural resources that add to the community's rich character and quality of life. The Village would like to protect these resources and in particular environmentally-sensitive areas, as much as possible. However, the provincial Sensitive Ecosystems Inventory mapping does not extend to the Port Alice area and no on-the-ground inventorying has been undertaken in the municipality. It is expected that most of the sensitive ecosystems within the municipal boundaries are located in riparian or coastal areas. These latter areas are more easily defined, identified and protected.

Objective 11.1.1 To provide protection for environmentally-sensitive areas, including riparian and coastal areas;

Objective 11.1.2 To maintain clean air, water and land throughout the municipality; and

Objective 11.1.3 To protect the built environment by maintaining a stable, healthy natural environment throughout the municipality.

11.2 Environmental Policies

Policy 11.2.1 The Village will protect natural coastal ecosystems and the built environment along the coast through **appropriate designations**.

Policy 11.2.2 The Village designates the **coastline** as a DPA for the protection of natural coastal ecosystems, the built environment and residents living along the coast.

Policy 11.2.3 The Village designates all **watercourses, streams, creeks and their riparian areas**, as defined in the provincial *Riparian Areas Regulation* (RAR), as DPAs.

- Policy 11.2.4 The Village designates all known **hazard areas**, including steep slopes, and areas subject to erosion or subsidence, as DPAs for the protection of the built environment and residents living in or near such areas.
- Policy 11.2.5 To maintain the visual integrity of the natural environment, industrial, commercial, mixed-use and multi-family residential development must be **landscaped** with native plant species as recommended by the Coastal Invasive Plant Committee² to reduce any negative impacts on surrounding areas.
- Policy 11.2.6 All **wood stoves** must comply with the Canadian Standards Association emission standards.
- Policy 11.2.7 The Village will work with the health authorities, conservation officers and residents to develop an **education campaign** to encourage wildlife-proof solid waste disposal and proper wood stove burning techniques, and to discourage backyard burning.
- Policy 11.2.8 The Village will investigate the feasibility of a **community composting facility**.
- Policy 11.2.9 A permit from the Village is required for all **backyard and open burning**.

Advocacy Policies

- Policy 11.2.10 The Village encourages all development activities to adhere to the **best-available science** related to land development practices.
- Policy 11.2.11 The Village discourages excessive **backyard burning**.
- Policy 11.2.12 Council encourages RDMW to improve the **recycling program**.

12.0 GOAL NO. 7: TO CONSERVE HISTORIC PLACES AND HERITAGE RESOURCES

12.1 Heritage Objectives

The village of Port Alice has a long and varied history, the physical evidence of which has been lost or destroyed to a significant extent. The community wants to ensure that its remaining historic places and heritage features are retained and preserved. In addition, there may be opportunities to build upon, replicate historic design features or reflect historic uses.

- Objective 12.1.1 To formally recognize, interpret and protect First Nations', European and Asian history and heritage in the area.

² http://www.coastalinvasiveplants.com/invasive_plants.php

12.2 Heritage Policies

- Policy 12.2.1 The Village will implement planning tools found in Part 27 of the *Local Government Act* in order to effectively recognize, protect and **conserve historic places** along the coast and throughout the community.
- Policy 12.2.2 Council will cooperate and work with individuals and groups including First Nations wishing to establish a board or commission for the purpose of managing the municipality's **historic places, heritage resources and artifacts**.

Advocacy Policies

- Policy 12.2.3 Council encourages the incorporation and replication of **historic elements, finishes, architecture and signage** of buildings where appropriate.
- Policy 12.2.4 Council encourages the use of the *Standards and Guidelines for the Conservation of Historic Places in Canada* as a guiding tool to ensure the effective conservation and **celebration of historic places** in the community.

13.0 GOAL NO. 8: TO FOSTER SUSTAINABILITY

The concept of sustainability is influencing most aspects of life and therefore many of the decisions we make. We are learning that, in order for life on our planet to be sustained, “business as usual” is no longer viable or acceptable. We know that one of the consequences of unsustainable development has been global climate change. While there are provincial, national and international efforts to address this situation, action at the local level is the most important and effective.

Among the issues that fall under the sustainability umbrella and that contribute to climate change are energy consumption, greenhouse gas emissions, efficient land-use patterns, transportation and food production. There are provincial initiatives and funding programs to assist communities to increase levels of sustainability, to reduce energy and water consumption, to develop transportation options, to improve air quality, to encourage locally-produced foods, to lower greenhouse gas emissions – among others.

This Plan embraces the principles of sustainability, not only in this section, but also in many of the objectives and policies in other sections of the Plan. This section needs to be read in conjunction with those other policies in order for a sustainable community to be achieved in Port Alice. Reference should be made to policies on economic growth, population, services, infrastructure and the environment to understand the extent of initiatives being undertaken to achieve desired levels of sustainability. Actions by the Village of Port Alice to implement the policies of this OCP to reduce greenhouse gas emissions will require leadership on the part of Council and cooperation with other local governments in the regional district.

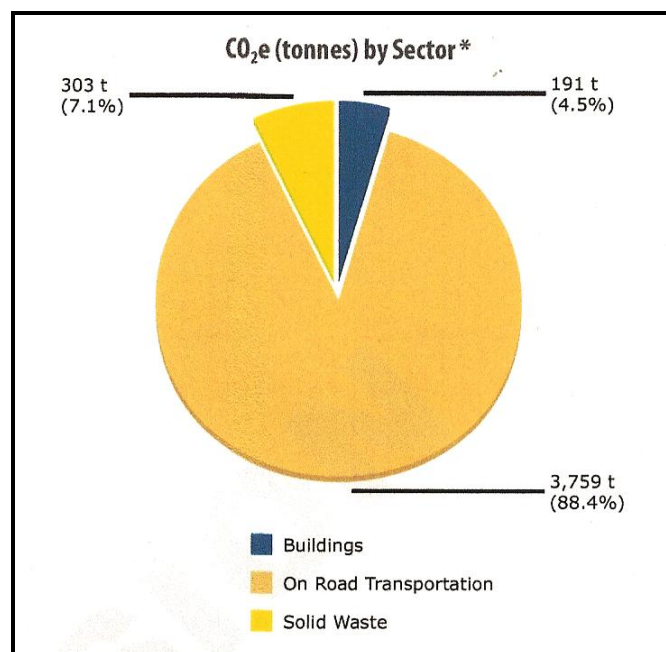
As noted in the Introduction to this Plan, local governments are required to set targets for greenhouse gas emission reduction. Once the targets are set, policies and actions are needed to achieve the targets.

In order to assist local governments to start to formulate targets and policies, the provincial government has completed a Community Energy & Greenhouse Gas Emissions Inventory (CEEI), based on 2007 data, for each local government in the province.

It should be noted, however, that energy consumption is not included in any of the CEEI figures for industries where one of those industries consumes more than 50% of the jurisdiction's energy, as this is considered proprietary information by the energy providers, BC Hydro and Terasen. Therefore, the energy consumption by the mill in the municipality is not included in the municipal inventory.

The breakdown of greenhouse gas emissions from buildings, on-road transportation and solid waste for the Village of Port Alice is shown in the chart below. It would appear, from the chart, that more than 88% of the emissions in the municipality apparently can be attributed to on-road transportation. This would prompt the Village to focus its sustainability efforts to a large extent on transportation issues.

The issue of transportation is a challenge for the Village. Currently there is no public transit into, out of, or within the village. Fortunately – or rather, from good planning – the village core is concentrated in one section of the municipality, so that walking to shops and for recreation is very feasible for most residents. However, trips to other municipalities for items not available in the village and commuting to work outside the village are frequent, undoubtedly accounting for a large percentage of the emissions from on-road transportation.



Community Energy & Greenhouse Gas Emissions Inventory for Port Alice, 2007

The Village of Port Alice is prepared to extend its sustainability efforts to the small community of Quatsino, located to the north of the village on Quatsino Sound. Part of this effort will be directed at sharing services wherever feasible. Quatsino is accessed only by boat or air, and the 90 residents of that community rely on Port Alice for their emergency services. Some Quatsino residents also use Port Alice's commercial services, schools and medical services, and some are employed at the Dryland Sort. Port Alice could play a larger role for Quatsino residents, but limited moorage and related facilities make accessibility extremely difficult for Quatsino residents.

The CEEI provides a breakdown for each of the three categories in the pie chart for the Village of Port Alice, as shown below. It is interesting to note that energy consumption and carbon dioxide emissions by light trucks, vans and sports utility vehicles account for half of all consumption and emissions by all vehicles on the road.

Village of Port Alice: Community Energy & GHG Emissions Inventory, 2007				
	Energy & Emissions Total		Energy & Emissions/Capita	
Buildings	Energy (GJ)	CO ₂ e (t)	Energy (GJ)	CO ₂ e (t)
Residential	20,374	125	24.82	0.15
Commercial	10,832	66	13.19	0.08
Industrial	---	---		
Sub-totals:	31,206	191	38.01	0.23
On-Road Transportation				
Small passenger cars	5,773	416	7.03	0.51
Large passenger cars	3,056	220	3.72	0.27
Light trucks, vans and SUVs	26,040	1,876	31.72	2.29
Commercial vehicles (gasoline)	7,166	516	8.73	0.63
Commercial vehicles (diesel)	9,948	715	12.12	0.87
Motorcycles and mopeds	219	16	0.27	0.02
Sub-totals:	52,202	3,760	63.58	4.58
Solid Waste				
Community solid waste		303		0.37
Grand Totals:	83,408	4,253	101.59	5.18

The complete inventory breakdown for the Village is attached as Appendix A.

13.1 Sustainability Targets

- | | |
|--------------|--|
| Target No. 1 | To focus all residential, commercial, mixed-use and institutional development in or immediately adjacent to the village core. |
| Target No. 2 | To assist the Neucel mill to obtain funding for a community shuttle bus to provide an alternative to the privately-owned vehicle as a means of transportation to the mill. |
| Target No. 3 | To meet <i>Climate Action Charter</i> objectives of carbon neutrality by 2012. |
| Target No. 4 | To improve accessibility to Port Alice services for the residents of Quatsino and the Quatsino First Nation. |

13.2 Sustainability Policies

The following policies, as well as many of the policies included in previous sections of this Plan, are intended to help achieve the sustainability targets in Section 13.1:

- Policy 13.2.1 The Village will provide **water and sewer services** only to development projects within or immediately adjacent to the village core.
- Policy 13.2.2 The Village will consider using **green infrastructure** approaches to satisfy road servicing requirements (e.g., swales as opposed to curb and gutter).
- Policy 13.2.3 The Village will provide information on **building construction best practices** to all applicants for building permits.
- Policy 13.2.4 The Village will lead sustainability efforts in the community by initiating innovative **conservation approaches** for municipal assets, buildings and structures.
- Policy 13.2.5 The Village will provide **public education** in an effort to reduce CO₂ emissions in all residential and commercial building in the Village in keeping with *Climate Action Charter* objectives.
- Policy 13.2.6 The Village will consider preparing a **Community Energy and Emissions Plan** in cooperation with the Regional District of Mount Waddington, local First Nations, the Town of Port McNeill, the District of Port Hardy, other communities and local industry. This could involve solar, wind or wave energy, district heating systems or other innovative systems.
- Policy 13.2.7 Council will continue to improve communication with **Quatsino Residents' Organization and Quatsino First Nation** in matters such as emergency services, health services, tourism marketing and economic development.

Advocacy Policies

- Policy 13.2.8 As on-road transportation is by far the greatest source of GHG emissions, the Village encourages the use of **non-motorized forms of transportation** such as walking and bicycling, as well as car-pooling and ride-sharing where possible.
- Policy 13.2.9 The Village encourages **siting** all dwellings, buildings and structures where they have the least impact on the natural environment and where they may best utilize passive solar heating.
- Policy 13.2.10 The use of **energy and water conservation devices** such as solar panels or tubes, rainwater collection systems, composting or low-

flush toilets, greywater systems, low-water-using showers and appliances in all buildings is encouraged.

- Policy 13.2.11 Residents are encouraged, where practical, to heat their residences and domestic water using **geothermal, air-source heat pumps or solar energy** to reduce GHG emissions.
- Policy 13.2.12 Property owners in Port Alice are encouraged to **retain and plant trees** on their property wherever practical.
- Policy 13.2.13 Council encourages the development of **additional mooring** facilities to improve access for transient boaters including Quatsino residents.
- Policy 13.2.14 The Village encourages the use of **pervious materials** such as gravel, porous concrete or pavers for driveways and parking areas.

13.3 Sustainability Actions

- Action No. 1 The Village will provide for **increased walking, cycling and alternative transportation opportunities** within its boundaries.
- Action No. 2 The Village will use its Building Bylaw to incorporate **LEED/green building technology** for residential, commercial and industrial developments.
- Action No. 3 The Village will consider providing **incentives to developers** in terms of proportional increased densities or reduced fees for projects that conserve energy or water and/or reduce GHG emissions.
- Action No. 4 The Village will enable residents to **harvest rainwater** for irrigation and non-potable purposes in its Subdivision Servicing Bylaw.
- Action No. 5 Council will acquire **additional green space or park land** in all development projects in order to retain and enhance the ability to sequester carbon emissions.
- Action No. 6 The Village will promote the use of **wood for construction**.
- Action No. 7 The Village will endeavour to **collaborate with the mill** to collectively reduce GHG emissions.

PART III – USE OF THE PLAN

14.0 IMPLEMENTATION

Part II of this Plan contains the goals, objectives and policies that are intended to direct the community, its elected officials, Village staff, residents and developers towards the Community Vision set out in Part I. Achieving the goals and objectives and pursuing the policies in this Plan requires the formulation of an action or implementation plan in order for the Plan to have the positive impact intended. This section, Part III provides the approach the Village will use to implement the Plan.

Implementation can be achieved by the use of a number of methods and tools. The municipality currently employs its Zoning and Building Bylaws as tools. This Plan broadens the use of another tool, extending the designation of sensitive or hazardous areas as **development permit areas** to enable the Village to better control development in those areas. New development permit areas have been included in the Plan to protect sensitive coastal and riparian areas. The intent, exemptions and guidelines for DPAs are contained in Sections 14.1 to 14.6 below. Areas designated as DPAs are shown on Map No. 3.

A fourth tool, the designation of lands as **development approval information areas** (DAIAs), is used in this Plan for areas where there is little or no information available on the physiography of the land, such as physical features, slope stability, and environmental conditions. The information required for areas designated as DAIAs is described in Development Approval Information Bylaw No. 569, 2010, as amended from time to time. Lands designated as DAIAs on Map No. 3 are also designated as CDAs on Map No. 2, the intent being that – once the requested information is received – this enables the property owner (or agent) to negotiate and enter into a comprehensive development agreement with the municipality and to obtain a development permit or approval prior to any development occurring within a CDA.

Under Section 931 of the *LGA*, a local government may impose fees to cover the cost of processing applications, including the review of information accompanying the applications, for bylaw changes and for issuing permits. This is generally done in the form of a ‘fees and procedures’ or a ‘development services procedures’ bylaw. Or, in light of the limitations of staff resources, the Village may choose to have applications and materials reviewed, permits written and agreements drafted on a **cost-recovery basis**. Under the cost-recovery system, the Village could contract the work to an independent qualified professional, such as an engineer, architect, landscape architect, planner, biologist, etc., whose fees would be recovered from the development proponent through the fees and procedures bylaw.

14.1 Development Permit Areas

Section 919.1 of the *LGA* allows local governments to designate DPAs for one or more of the following purposes:

- a) protection of the natural environment, its ecosystems and biological diversity;

- b) protection of development from hazardous conditions;
- c) protection of farming;
- d) revitalization of an area in which a commercial use is permitted;
- e) establishment of objectives for the form and character of intensive residential development;
- f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development;
- g) in relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region;
- h) establishment of objectives to promote energy conservation;
- i) establishment of objectives to promote water conservation;
- j) establishment of objectives to promote the reduction of greenhouse gas emissions.

The following activities require a development permit whenever they occur within a DPA:

- subdivision of land;
- construction, addition to or alteration of a building or other structure with a building floor area greater than 10 square metres;
- clearing or alteration of land.

By requiring a development permit for a project, the Village can require a greater level of detail and analysis for a development proposed for lands that are considered to have hazardous or sensitive conditions.

The DPAs, identified on Map No.3, are:

DPA I	Coastal or Shoreline Protection
DPA II	Riparian Areas Protection
DPA III	Natural Hazard Areas Protection

14.2 DPA General Policies

The following general policies apply to DPAs:

- Policy 14.2.1 Where land is subject to more than one DPA designation, only a single development permit is required and only one permit fee will be charged. However, the application is subject to the requirements of all applicable DPAs.
- Policy 14.2.2 On existing lots that meet or are less than minimum lot area standards, the location of which limits the opportunity to fully meet development permit requirements, the development permit guidelines should be addressed to the fullest extent within the constraints of the site and lot.

14.3 Development Permit Exemptions

The following activities are exempt from requiring a development permit. Despite the exemption provisions, owners must satisfy themselves that they meet the requirements of any applicable federal or provincial regulations.

- i. Residential, commercial, institutional and industrial development that is shown to be outside of all designated DPAs on a plan prepared by a BC Land Surveyor.
- ii. Developments that do not involve residential, commercial or industrial uses.
- iii. Interior or structural exterior alterations, renovations or repair to a permanent building or structure on an existing foundation to an extent that does not alter, extend or increase the building's footprint or height.
- iv. Planting or replanting of native trees, shrubs or ground cover for slope stabilization, habitat improvement or soil stabilization or erosion control.
- v. Routine maintenance of existing landscaping, lawn, paths or developed areas and, with Fisheries and Oceans Canada (DFO) authorization, maintenance of vegetation within the DPA or within the Streamside Protection and Enhancement Area (SPEA) as established by a qualified professional.
- vi. The removal of invasive plants or noxious weeds including, but not limited to, Scotch broom, Himalayan blackberry, morning glory and purple loosestrife, provided that measures are taken to avoid sediment or debris being discharged into the watercourse or onto the foreshore and the area is replanted with native species as recommended by the Coastal Invasive Plant Committee priority list.
- vii. The removal of trees determined by a Certified Arborist or Registered Professional Forester, or another professional certified to do tree-risk assessments, to represent an imminent safety risk. In addition, removal of trees with a SPEA must be done with the prior authorization of DFO.
- viii. Stream enhancement and fish and wildlife habitat restoration works carried out under provincial or federal approvals and on provision of evidence of such approvals to the Village.
- ix. Subdivision of land where a covenant under Section 219 of the *Land Title Act* is registered against the title to the land and includes provisions which, in the opinion of the Village and the Ministry of Environment (MOE), protect riparian areas or sensitive ecosystems on the lands in a manner that is consistent with the applicable DPA designation and meets or exceeds the RAR assessment requirements.
- x. Emergency procedures to prevent, control or reduce immediate threats to life or property including:
 - emergency actions for flood protection and erosion protection;
 - removal of hazard trees;
 - clearing of an obstruction from bridge, culvert or drainage flow;
 - bridge and safety fence repairs in accordance with the *Water Act*;
 - limbing, pruning and topping of trees where a minimum of 60% of the original crown of any tree is retained to maintain tree health and vigour as prescribed by a professional arborist and authorized by DFO;
 - the removal of hazardous trees that present a danger to the safety of persons or are likely to damage public or private property as prescribed by a professional arborist.
- xi. Public works and services constructed following best management practices, as described in the Ministry of Environment publication, *Develop with Care*, for the specific concern with the DPA.
- xii. Forestry activities on private lands that are managed under the *Private Managed Forest Land Act*.
- xiii. Activities permitted by the provincial government on Crown forestry lands.
- xiv. Construction of public trails, except those within DPA II riparian areas, are

subject to the following:

- the trail will be built to BC Parks standards for the type of trail proposed and built using established best management practices;
 - the trail must be a maximum 1.5 metres in width;
 - the trail's surface must be pervious but may be constructed with materials that limit erosion and bank destabilization (certain structures may require a building permit);
 - the trail provides the most direct route of feasible passage through the DPA;
 - sensitive habitat will not be impacted by the presence of the trail;
 - the ground must be stable, i.e., erodible stream banks or other erosion-prone areas must be avoided;
 - no trees greater than 5 metres in height and 10 centimetres in diameter are to be removed. Limbing, pruning and topping of trees may be done; however, a minimum of 60% of the original crown of any tree must be retained to maintain tree health and vigour; and
 - no motorized vehicles are permitted.
- xv. Within DPA II riparian areas, paths for pedestrian use up to 1.0 metre in width constructed exclusively of pervious natural materials with no concrete, asphalt, pavers or treated wood and which do not entail structural stairs or the removal of streamside or oceanside vegetation and do not impair stream bank or foreshore stability. This should be undertaken in consultation with DFO.

14.4 DPA I – Coastal or Shoreline Areas Protection

Category

Pursuant to Section 919.1(a) of the *LGA*, the shoreline of Neroutsos Inlet is designated as DPA I, as shown on Map No. 3, for the protection of the natural environment, its ecosystems and biological diversity. The land covered by this designation extends a distance of 30 metres from the high water mark or natural boundary of the sea inland, as determined by a certified land surveyor or by the municipal Approving Officer.

Justification

Disturbance of the marine foreshore and the construction of erosion-control features along the waterfront often accelerate shoreline erosion on adjacent areas, reduce stability and degrade the ecological function and aesthetic of the shoreline. Shoreline armouring or hardening may also result in accretion in other areas. To protect the natural environment, its ecosystems and biological diversity and to ensure that the stability of the marine foreshore slopes and shoreline is maintained, alteration of adjacent lands should be regulated.

Furthermore, there is a strong probability of higher water levels as a result of climate changes and more extreme weather conditions thus reinforcing the requirement for coastal and shoreline protection.

Guidelines

- i. Where possible, construction or alteration of land, buildings and structures should be planned to avoid intrusion into DPA I areas and to minimize the impact on these and to avoid environmental damage, erosion or accretion.
- ii. A development permit is required for the construction of any buildings,

- structures or works including shoreline protection devices or works within an area designated DPA I.
- iii. Development permit applications should include a report prepared by a qualified professional outlining the following information:
 - detailed site plan (1:2000 or larger) identifying the high water mark, a line 30 metres from the high water mark, the location of all proposed buildings, structures or works, and the setback distance from the high water mark;
 - an assessment and impact statement describing effects of the proposed development on the natural shoreline;
 - required mitigation measures to minimize potential negative effects; and
 - a quality-assurance statement with the signatures and seals of all qualified professionals. Some assessment reports may require the involvement of one or more qualified professionals and a peer review process.
 - iv. An assessment by a qualified professional and a British Columbia Land Surveyor's certificate will be conditions of the development permit for any buildings, structures or works including shoreline protection devices or works.
 - v. Protection devices or works, as permitted, signed and sealed by a qualified and licensed professional engineer, must be located within the applicant's property boundary.
 - vi. No development or alteration of land may occur where a geotechnical engineering report indicates that a hazardous condition would result.
 - vii. Development permit applications should include a shoreline vegetation management plan indicating the extent of proposed buffer areas and the proposed management of vegetation in these areas.
 - viii. A biophysical assessment of a site within DPA I affected by a development may be required. Based on this biophysical assessment of the site within an area designated DPA I, works or protective measures such as the planting or retention of trees or vegetation may be required to preserve, protect, restore or enhance habitat or shoreline areas.
 - ix. In the absence of a report from a qualified environmental professional, a minimum buffer of 30 metres is required between the natural boundary of the sea and any new building or structure not in existence at the date of adoption of this Plan.

14.5 DPA II – Riparian Areas Protection

Category

Although the *Riparian Areas Regulation* (RAR) adopted under the *Fish Protection Act* does not apply within the Regional District of Mount Waddington, the Village of Port Alice recognizes the intent of the RAR and the environmental protection that accrues to streams from the implementation of the RAR guidelines by designating them DPA II. Therefore, pursuant to Section 919.1(a), protection of the natural environment, its ecosystems and biological diversity, of the LGA, the Village intends to implement this designation in order to minimize the impact of the built environment on fish habitat and fish supportive watercourses. DPA II areas include all of the lands within 30 metres of mapped and unmapped streams as defined by the RAR and include watercourses, lakes, streams, ponds, and wetlands identified as fish-supportive habitat or connected

to watercourses:

- a) for a stream, a 30 metre strip on both sides of the stream measured from the high water mark;
- b) for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank; and
- c) for a ravine 60 metres wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 metres beyond the top of the ravine bank.

Within the Village OCP area these include but are not limited to:

- all named and unnamed creeks including but not limited to Juliette Creek, and
- all wetlands.

A development permit is required for the following development activities except where such activities are specifically exempt:

- Removal, alteration, disruption, or destruction of vegetation;
- Disturbance of soils;
- Construction or erection of buildings and structures;
- Creation of non-structural impervious or semi-impervious surfaces;
- Flood protection works;
- Construction of roads, trails, docks, wharves, and bridges;
- Provision and maintenance of sewer and water services;
- Development of drainage systems; and
- Development of utility corridors; and,
- Subdivision as defined in Section 872 of the *LGA*.

Justification

The natural environment is a significant feature of the Village area. It includes wet aquatic ecosystems that consist of and surround watercourses: streams, lakes, ponds, wetlands and in many cases, ditches. Some of these ecosystems may only be wet during the winter months, drying up in the summer. The geography and vegetation that surrounds, protects and interacts with the aquatic environment is called the riparian area.

Together, the water and the riparian area form aquatic habitat which are critical for the survival of fish, fish supportive processes and which are important to maintain biodiversity and essential for many species. Unnecessarily disturbing these sensitive and important aquatic environments may harm their vitality and the ecological services they provide and can have downstream consequences on fish habitat.

A development permit is required for any proposed residential, commercial or industrial development within DPA II to ensure that the ecological values of sensitive riparian and wetland habitats have been considered prior to development, and that measures will be taken to limit or avoid damage to these ecosystems.

The objectives of having RAR Development Permit requirements include:

- Planning and guiding new development in a manner that preserves and protects fish and fish supportive processes, fish habitat and sensitive aquatic ecosystems;

- Protecting, restoring and enhancing fish and fish supportive processes, fish habitat and sensitive aquatic ecosystems in a relatively natural state while supporting adjacent land uses;
- Meeting the requirements of the RAR; and
- Protecting water quality and quantity.

Guidelines

- i. Where possible, development or alteration should be planned to avoid intrusion into DPA II areas and to minimize the impact of any activity on these areas.
- ii. Development permit applications that encroach on areas designated as DPA II should include a report prepared by a qualified environmental professional outlining the following information:
 - detailed site plan (1:250 or larger) identifying the natural boundary and a line 30 metres from the natural boundary;
 - an assessment carried out by a qualified environmental professional, using the assessment methods appended to the RAR;
 - identification of an area to be covenanted as a “no-build area” and registered on title in the Land Registry Office an inventory of fish species and related habitat;
 - an impact statement describing effects of proposed development on the natural conditions;
 - measures deemed necessary to protect the integrity of Streamside Protection and Enhancement Areas (SPEAs) from the effects of development;
 - guidelines and procedures for mitigating habitat degradation including limits of proposed leave areas; and,
 - habitat compensation alternatives, where compensation is approved.
- iii. Development permit applications should include a vegetation management plan indicating the extent of proposed buffer areas and the proposed management of vegetation in these areas.
- iv. Based on the biophysical assessment of the site within an area designated DPA II, works or protective measures such as the planting or retention of trees or vegetation may be required to preserve, protect, restore or enhance stream, watercourses, fish habitat or riparian areas.
- v. In the absence of a report from a qualified environmental professional, a minimum buffer of 30 metres should be preserved between the high water mark of the watercourse and any building or structure.
- vi. An RAR assessment report completed by a qualified environmental professional should be provided to the municipality prior to the issuance of a development permit.

14.6 DPA III – Natural Hazard Areas Protection

Category

In accordance with Section 919.1(b) of the *LGA*, areas that are or may be subject to riparian flooding, erosion or subsidence, areas within the tsunami-hazard zone and steep slopes with an incline of 30 degrees or more are designated as DPA III, as shown on Map No. 3.

Justification

Lands that are or may be flooded represent a hazardous condition for permanent structures. The west coast of Vancouver Island, identified as Zone C by the provincial Ministry of Public Safety and Solicitor General, is a high-risk seismic zone, known to be vulnerable to flooding in the event of a tsunami. The Village wishes to protect the community against the loss of lives and to minimize property damage, injury and trauma associated with flooding events.

Steep slopes also tend to constitute high-risk areas for erosion and slippage if the tree cover is substantially altered. Potentially hazardous conditions on steep slopes may be avoided if adequate tree cover is retained and surface water runoff is minimized. In order to protect development from hazardous condition, development permits are required for areas designated as DPA III.

Guidelines

- i. Where possible, development or alteration of land, buildings and structures should be planned to avoid intrusion into DPA III areas and to minimize the impact of any activity on these areas.
- ii. Development permits related to tsunami hazard areas are required in upland areas located between the high tide line and a horizontal distance of 30 metres from the natural boundary of the sea or the furthest extent of the tsunami zone, whichever is greater.
- iii. The recommended flood construction level for the Village of Port Alice is 10 metres vertical elevation above the normal highest tide in Neroutsos Inlet.
- iv. Prior to any development or alteration of land within DPA III areas, a development permit application must be filed that includes an assessment or report by a qualified, licensed professional engineer or other qualified professional addressing the following:
 - Contain a description of the methodology and assumptions used to undertake the assessment. The methodology should be described in sufficient detail to facilitate a professional peer review.
 - Identify any hazards which may affect the safe development of the land including, but not limited to:
 - tsunami inundation;
 - riparian flooding;
 - slopes with an incline of 30 degrees or more;
 - subsidence; and
 - ground water flows.
 - Identify the location of all proposed buildings or development sites by specifying setback distances from a natural boundary, property boundary or feature or hazard area. Areas depicted on maps must be delineated with sufficient accuracy and detail to allow the preparation of a legal reference plan for attachment to a restrictive covenant.
 - Where applicable, flood construction levels should be provided by prescribing an elevation above the natural boundary of a watercourse or natural ground elevation at the building site, or by specifying a geodetic elevation, or by a combination of both.
 - Provide recommendations to reduce the risk of damage to the land, buildings, structures and any infrastructure, works or services in regards

to:

- any part of the development, infrastructure, works or services which require inspection by specialized personnel and outline a recommended inspection program during the development of the land;
 - further geotechnical investigations and reports; and
 - restricting the use of the land, buildings, infrastructure, works and services.
- Evaluate the development plans for the property using relevant mapping, designations and guidelines of the OCP to determine the suitability of the land to accommodate the use intended.
 - Establish a safe setback line from any watercourses and shorelines to protect the land, buildings and inhabitants from the risk of injury or damage that may, in the opinion of an engineer or qualified professional, be caused by the hazards of flooding, erosion, subsidence, earthquake, mud flows or any combination thereof.
 - The engineer or qualified environmental professional's recommendations and the conclusion of the report should:
 - acknowledge that the Village Approving Officer may rely upon the report when making a decision on applications for the subdivision or that Village Council decides regarding the development of land;
 - certify that the land is safe for the use intended, with probability of a geotechnical failure or another substantial hazard resulting in property damage of less than ten per cent (10%) in 50 years;
 - identify any deficiency in the design of the buildings, the proposed water, sewer, drainage, access and road works or the construction standards intended for the development;
 - prescribe the geotechnical works and any changes in the standards of the design of the development which are required to develop land, buildings, structures and infrastructure safely for the use intended and to maintain the safety of the land, buildings, structures and infrastructure as a condition of the approval of the development;
 - describe any proposed mitigation works and actions designed to mitigate any hazard or impact of development;
 - where mitigation works and actions are proposed, describe the effects that the proposed works and actions may have on other properties, including public infrastructure or lands; and
 - contain a quality assurance statement with the signatures and seals of all qualified professionals assuring that the site is safe for the intended use. Some assessment reports may require the involvement of one or more qualified professionals and a peer review process.
- v. Where mitigation works and actions designed to reduce hazards or impacts are contemplated, the applicant's professional engineer should confirm that the works and actions will be acceptable to local government, and that they would meet regulatory requirements, prior to completing the report and a detailed design.
- vi. Recommendations to assure that the site is safe for the intended use should be

- clearly stated in sufficient detail and clarity to facilitate inclusion of a *Land Title Act* Section 219 covenant.
- vii. No development or alteration of land is permitted where the report by the engineer or qualified professional indicates that a hazardous condition would result.
 - viii. The Village encourages planning for the retention of significant stands of trees, as well as native vegetation, within DPA III areas.
 - ix. In the absence of a geotechnical engineering report where development is proposed on steep slopes, no development or alteration of land should be permitted on the escarpment or within 30 metres of the top of the ridge or the base of the slope.
 - x. In areas adjacent to watercourses or wetlands that are or may be subject to flooding, the guidelines contained in Section 14.5 for DPA II also apply.
 - xi. Where lands within DPA III areas subject to seasonal flooding are proposed for development, the flood construction level should be a vertical elevation at least four metres (4 m.) above the high water mark or as stipulated by federal or provincial approval authorities.
 - xii. The flood-proofing should be to the standards specified by the authority having jurisdiction.

14.7 Development Approval Information

Under Section 920.01 of the *LGA*, an Official Community Plan may designate areas or circumstances where development approval information is required. The only available contour mapping is the provincial Terrain Resource Inventory Mapping (TRIM) at a scale of 1:20,000 and 20-metre contour intervals. There is little or no scientifically-recorded information related to critical habitat and other ecological resources, hazard areas, and archaeological resources within the Village Plan area, especially for the northern portions of the Plan area.

In light of the absence of sensitive ecosystem, watercourse and more-detailed contour mapping information, the Village designates vacant lands identified for potential development as Development Approval Information Areas (DAIAs) on Map No. 3. This is a tool that is appropriate for the provision of information on the site of a proposed development and its impact on natural features, the natural environment including riparian area protection, local infrastructure, and to ensure that the proposed development is protected from hazardous conditions prior to its development, particularly with respect to development lands for which little information is currently available.

Relevant requirements and procedures to require development approval information under Sections 920.01 and 920.1 of the *LGA* may be developed for Comprehensive Development Areas (CDAs) and for DPAs as identified in this Plan.

Section 920.1 of the *LGA* stipulates that, if an OCP designates areas as DAIAs, “the local government must, by bylaw, establish procedures and policies on the process for requiring development approval information ... and the substance of the information that may be required.” The Village of Port Alice intends to adopt Development Approval Information Bylaw No. 569, 2010, to comply with this requirement of the *LGA*.

14.8 Amendment Procedures

As noted above, the Village may adopt a development services procedures bylaw, imposing fees for applications to amend the Village of Port Alice Official Community Plan. The Village may, from time to time, review and revise that bylaw.

Whenever particular provisions of the Plan prove unworkable or inappropriate in view of unanticipated development, events or influences, a review of the relevant objectives and policies of the Plan will be undertaken.

All proposed amendments to the Plan will satisfy the requirements of the appropriate sections of the *LGA*.

14.9 Plan Review

The Official Community Plan should be reviewed at intervals of approximately five (5) years with respect to satisfying the requirement to maintain an adequate supply of residential land. The Plan will be considered for amendment as a result of amendments to the *LGA* as required, general performance, changes to other plans, and bylaws and legislation having an impact on the Plan, as well as its relationship to the current needs and priorities of the Village and its residents.

APPENDIX A – COMMUNITY ENERGY & GREENHOUSE GAS EMISSIONS INVENTORY

Port Alice

Community Energy & Greenhouse Gas Emissions Inventory: 2007

This is your local government's draft 2007 Community Energy and Greenhouse Gas Emissions Inventory (CEEI). From March 10th to April 15th 2009, the Province and partners are asking for your review and feedback - <http://www.toolkit.bc.ca/ceei> - on the content, clarity and usefulness of your community's draft 2007 CEEI Report.

What is a CEEI Report?

CEEI Reports are a result of a multi-agency effort to provide a province-wide solution to assist local governments in BC to track and report annual community-wide energy consumption and greenhouse gas (GHG) emissions. For 2007, the CEEI Reports provide high-level energy and GHG emission estimates in three primary sectors – on-road transportation, buildings and solid waste. As additional information, estimates on land-use change emissions from deforestation are provided at the regional district level. CEEI Reports are one of the many resources available through the Climate Action Toolkit (<http://www.toolkit.bc.ca>), a web-based service provided through the ongoing collaboration between UBCM and the Province.

Why does my local government need a CEEI Report?

An energy and GHG emissions inventory can be a valuable tool that helps local governments plan and implement GHG and energy management strategies, while at the same time strengthening broader sustainability planning at the local level. CEEI reports have two primary purposes – to fulfill local governments' Climate Action Charter commitment to measure and report their community's GHG emissions profile, and to establish a base year inventory for local governments to consider as they develop targets, policies, and actions related to the Province's new Green Communities Legislation (Bill 27). As an additional benefit, CEEI Reports support BC local government members of the Federation of Canadian Municipalities' Partners for Climate Protection program to achieve Milestone One of the community stream – a community GHG emissions inventory.

A first in North America!

CEEI is a first in North America, and a first step for BC communities. The 2007 CEEI Reports are based on best available province-wide data. The accuracy and detail of CEEI reports will continue to improve to meet increasing local and provincial government information needs. For example, the CEEI working group is presently pursuing ways to refine community boundary accuracy for a number of BC's smaller communities. Also, local governments may wish to provide additional information to the CEEI and/or enhance their CEEI report (in sectors and/or detail) where interest, capacity and local information sources permit (e.g., provide the CEEI with accurate community-specific solid waste data). For future reports, the CEEI working group will be considering the inclusion of additional components to GHG inventories as advised by emerging international protocols, the information needs of local governments, and the Province's forthcoming Green Communities Incentive Program.

Hyla Environmental Services Ltd. (HES) is providing 2007 CEEI Reports using its Energy and Emissions Monitoring and Reporting System™. HES is also developing a 2007 CEEI Technical Methods and Guidance document, presently scheduled to be available in late March 2009.



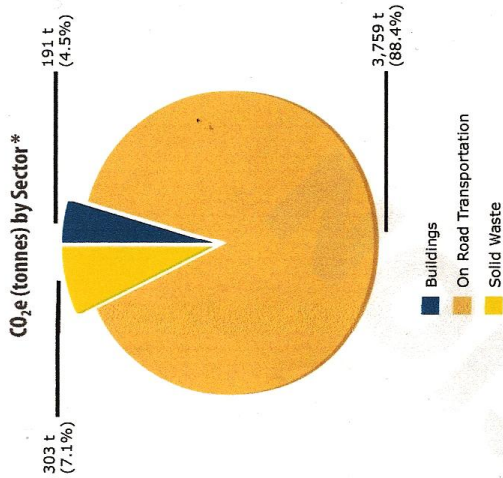
Draft Report Produced on 3/11/2009

For more information, please contact the Ministry of Environment at CEEI@env.gov.bc.ca

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Energy & Emissions Monitoring and Reporting System™ v3.01
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* In some CEEI Reports, inaccuracy in solid waste data and/or where electricity and natural gas consumption data for buildings has been withheld for confidentiality purposes, the relative percentages of GHGs in each sector as illustrated above may appear disproportionate. For this reason, care should be taken in interpreting these reports, particularly where comparisons with other local government may be of interest.

Please refer to the CEEI User Guide for overviews of each sector (<http://www.env.gov.bc.ca/epd/climate/ceei/pdf/ceei-user-guide.pdf>). For answers to Frequently Asked Questions go to <http://www.env.gov.bc.ca/epd/climate/ceei/pdf/ceei-faq.pdf>. To explore "taking action community wide", go to <http://www.toolkit.bc.ca/taking-action/community-wide>. For more information, please contact the Ministry of Environment at CEEI@env.gov.bc.ca.

Notice to the Reader: This CEEI Report uses information from a variety of sources to estimate GHG emissions. While the methodologies, assumptions and data used are intended to provide reasonable estimates of greenhouse gas emissions, the information presented in this report may not be appropriate for all purposes. The Province of BC, data providers and HES Ltd. do not provide any warranty to the user or guarantee the accuracy or reliability of the data contained in this report. The user accepts responsibility for the ultimate use of such data.

Port Alice Community Energy & Greenhouse Gas Emissions Inventory: 2007

BUILDINGS		Consumption By Type				Energy & Emissions Total	
		Type	Connections	Consumption	Energy/Connection	Energy (GJ)	CO ₂ e (t)
RESIDENTIAL BUILDINGS		Electricity	576	5,659,334 kWh	9,825 kWh/C	20,374	125
COMMERCIAL BUILDINGS		Electricity	63	3,009,020 kWh	47,762 kWh/C	10,832	66
INDUSTRIAL BUILDINGS		Electricity	14	—			
SUBTOTAL		Electricity	653	8,668,354 kWh		31,206	191
ON ROAD TRANSPORTATION		Consumption By Type				Energy & Emissions Total	
		Type	Units	Consumption	Litres/Unit	Energy (GJ)	CO ₂ e (t)
SMALL PASSENGER CARS		Gasoline	176	166,560 litres	946 L/U	5,773	416
LARGE PASSENGER CARS		Gasoline	83	88,180 litres	1,062 L/U	3,056	220
LIGHT TRUCKS, VANS, AND SUVS		Gasoline	386	751,304 litres	1,946 L/U	26,040	1,876
COMMERCIAL VEHICLES		Gasoline	106	206,741 litres	1,950 L/U	7,166	516
		Diesel Fuel	69	257,186 litres	3,727 L/U	9,948	715
MOTORCYCLES AND MOPEDS		Gasoline	17	6,324 litres	372 L/U	219	16
SUBTOTAL		Gasoline	768	1,219,109 litres		42,254	3,045
		Diesel Fuel	69	257,186 litres		9,948	715
						52,202	3,759
SOLID WASTE		Direct Emissions				Emissions Total	
		Type	Estimation Method	Mass (t)	CO ₂ e (t)		
COMMUNITY SOLID WASTE		Solid Waste	Waste Commitment	572	303		303
SUBTOTAL				572	303		303

Port Alice Community Energy & Greenhouse Gas Emissions Inventory: 2007

Grand Total	Activity	Consumption	Energy	CO ₂ e	Energy & Emissions Total	
					Energy (GJ)	CO ₂ e (t)
	Electricity	8,668,354 kWh	31,206 GJ	191 t		
	Gasoline	1,219,109 litres	42,254 GJ	3,045 t		
	Diesel Fuel	257,186 litres	9,948 GJ	715 t		
	Solid Waste			303 t		
					83,408	4,253



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For more information, please contact the Ministry of Environment at CEEIRPT@gov.bc.ca

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