



OFFICIAL COMMUNITY PLAN

July 2023



Indigenous Land Acknowledgement

The Village of Port Alice respectfully acknowledges and respects the Kwakwaka'wakw nations, the Indigenous peoples on whose traditional land, territory, and waters we stand, live and move.



ACKNOWLEDGEMENTS

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Citizens of Port Alice

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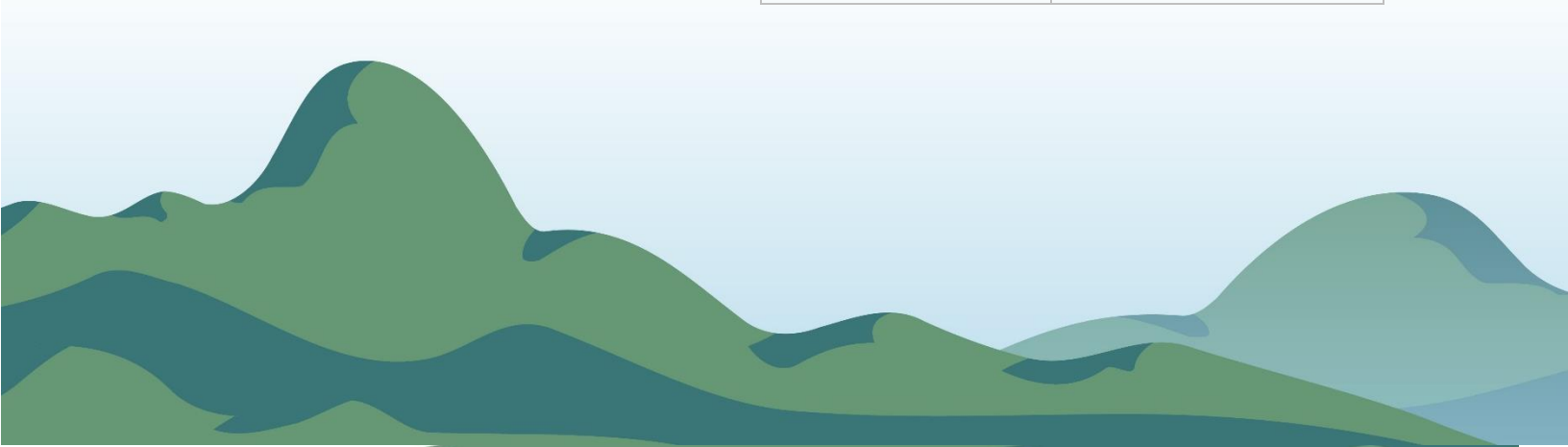


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OUR STORY

A WHALE OF A TALE

Sit in the coffee shop. Wait for it. The binoculars beside your hand might be a give-away. And there it is, a spout. So quiet in the calm here the sound ricochets around the steep coastal mountainsides. The humpback has made its return. In slow time across the inlet. It feels like you can reach out and touch it - nature's way, where our lack of hubbub makes us feel something more. Our Port Alice. Rugged. Wild. Independent. Connected. A spirited place. The end of a road and a mill way of life, but the beginning of a bold new world we can imagine from our oceanfront inspiration. This is OUR Port Alice. This is OUR future.





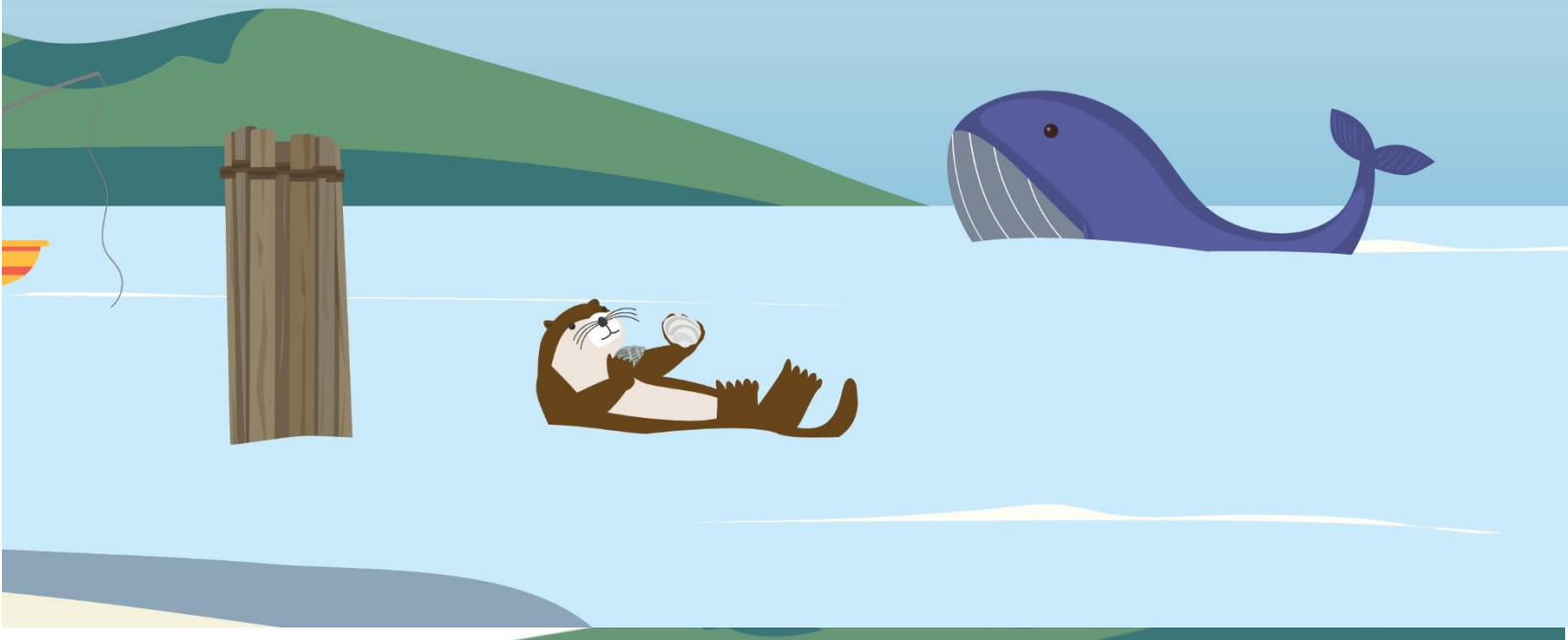
Vision – a forward looking expression of our dreams, desires, and directions as a community. A framework that all Community Plan policies must work toward.



VISION

GENTLY CONNECTED TO THE OCEAN AND EACH OTHER

As one of the most affordable and nature-inspired coastal living choices on Vancouver Island, Port Alice is calling to us as established residents and newcomers with its transition to a new economy. Tourism, digital nomads, independent entrepreneurs, creators, Internet enterprise, industrial services, and craft manufacturing will be our beating. Enthusiastically pursuing active outdoor adventure lifestyle-living. Re-shaping our dynamic future in a lively mixed-use village core, affordability-driven housing innovation policy, protected ocean views and care and attention to natural features, and enhanced Marine Drive. Our vision is “Gently connected to the ocean and each other” in this place we call HOME.



WHAT THIS PLAN CAN DO FOR YOU & THE VILLAGE

IMAGINE

- Our kids, seniors, and families have affordable housing choice....so affordable it attracts the newcomers we need for a dynamic future.
- We have worked at preserving “every room with a view.”
- We respect, embrace and live in harmony with our WILDerness.
- There is economic opportunity for present and future generations.
- Our community gathering spots successfully weave the threads of connection as a community together.
- As a sustainable and self-reliant community, we have kept the school open, maintained healthcare services, re-opened our Community Centre, and re-invested in our community infrastructure by enabling new construction and revenue.
- We adapt to changing climate by reducing risk.
- We have softer souls and quieter places for rejuvenation when it comes to environment.
- We get out of our cars and move around seamlessly off-road on trails and paths.
- Our Marine Drive is a vibrant multi-use community spine.
- We are artistic, cultural, and creative, including visual expression in our community.
- There’s a clear invitation for investment to participate in our community.

THIS IS WHAT A COMMUNITY PLAN IS AND DOES...the most powerful document communities have in their translation of vision to geography. Community Plans are holistic in addressing future needs, including: employment generation, housing, transportation, recreation, village core vibrancy, nurturing of social connectivity, climate change adaptation, and asset management of village-owned infrastructure. These are building blocks of a better future.

BIG MOVES

To achieve the OCP vision a few 'big moves' are embedded within the OCP policies and maps. While these big moves are implemented throughout the OCP in various places, they are highlighted here to celebrate how Port Alice will move forward to achieve its desired future.



1 BIG MOVES



1.1 Big Move #1: Every Room with a View

We will protect ocean views and enhance Marine Drive. Marine Drive has a strong sense of beauty and connection to the ocean and the Village. Development along Marine Drive includes various uses, including commercial areas such as tourism accommodations and restaurants and residential areas, and it has excellent ocean views. **The view along Marine Drive is an asset that needs to be maintained and not be obscured by development.** As an asset, the picturesque view helps to bring residents, businesses, and visitors to the Village's beauty, charm and tranquillity. Building designs for development along Marine Drive should integrate with the natural environment, enable a good ocean view for both residents and visitors, and be considerate of protection of viewsheds away from the water.

Marine Drive is also the gateway to the community, and there is the possibility to enhance the residents' and visitors' experience of the Village. Therefore, promoting a welcoming gateway feature along Marine Drive north of the Village should be considered.

Within the Village Core, Marine Drive could be enhanced as a main street, featuring a mix of compact uses and where multi-modal transportation options are provided, including walking and biking.



1.2 Big Move #2: Build New Housing! Housing = Economic Development

Port Alice will implement enabling policy that leads to the construction of new housing that in turn results in the continuation of Port Alice being one of the most affordable coastal communities on Vancouver Island. Significant new housing has not been built in Port Alice for decades and housing stock is aging. As land and house values rise across Vancouver Island and people explore more affordable relocation options on Vancouver Island, the affordability of housing has potential to decrease in Port Alice given newcomers are used to higher prices elsewhere and are willing to pay what “locals” may not be able to afford. This is a critical challenge for a small village, as the conundrum of need for newcomers and investment attraction has potential to create affordability – and ultimately social - conflict with existing residents. New housing options are needed to successfully address this challenge. And we can develop policy that encourages permanency – such as additional units on properties that generate income for residents, and/or conditions of property rental such as presence of primary resident being required.

To address the need for new housing and continued affordability this OCP has policies that:

1. Promote accessory dwelling units (ADUs), so that existing homeowners can benefit economically while maintaining the Village character;
2. Support home-based businesses, so that existing residents can stay in their existing homes and build their incomes without large investments in commercial real estate;
3. Support mixed-use developments (e.g. residential and commercial) in the Village Core; and
4. Promote and allow attached forms of housing in specific locations within the Village where they are appropriate.



1.3 Big Move #3: Destination Port Alice: Active Outdoor Adventureland

Village citizens ranked *active outdoor recreation hub* and *tourism* as the number one and two initiatives that Port Alice should be uniquely known for 15 years from now (Community Survey 2022).

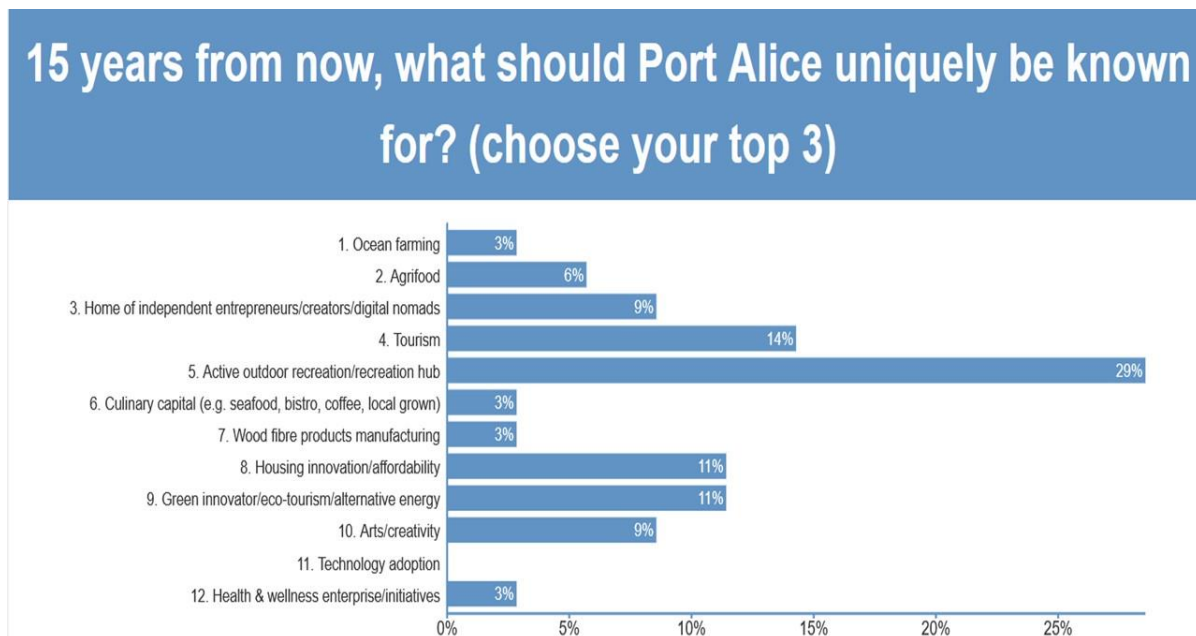


Figure 1: Top Village Initiatives from Citizen Survey

A strong economy is key to a healthy community. Port Alice’s mill town economy has dramatically changed with the closure of the mill. The Village now needs to establish a future economy that relies less on one dominant industry or employer. This future economy, while still heavily dependent on the Village’s natural resources such as its natural scenery, forestry, and fishery, could expand in the area of Tourism (eco-tourism/adventure) as a catalyst for creating a strong economy and healthy community.

The Village’s natural resources such as its natural scenery, forestry, and fishery, can successfully expand into tourism as a catalyst for strong economy and healthy community IF the pathway is carefully chosen. This careful path includes but is not limited to: focus on development of one to two core, differentiated tourism products that can drive visits; construction of affordable housing rental and purchase that recognizes lower wages in the tourism sector vs resource extraction/manufacturing; creation of entrepreneurial pathways via a “learn-to” guiding offering; and development of overnight stay options that generate stronger in-community multiplier spending that in turn supports creation of additional enterprise (e.g. creators, craft products) to service the tourist industry. A pivot to tourism also supports placemaking that elevates quality of life for residents, nurturing the potential for a bigger picture, longer term win-win.

The OCP will help build resiliency and strengthen the Village’s local economy in the following ways:

- Providing flexible and enabling home-based business policies;
- Encouraging and promoting the creation of a mixed-use Village Core;
- Encouraging tourist accommodations in appropriate locations within the Village;
- Establishing clarity and certainty for future development within the Village; and
- Identifying synergies between different land areas that are a mixture of private and publicly owned land.



1.4 Big Move #4: Nature's Way is Our Way

It is crucial for the Village's natural environment to be protected and the vulnerabilities and risks associated with natural hazards and climate change are addressed. Natural resources such as the ocean, vegetation, wildlife habitats, and marine ecosystem help to make Port Alice attractive for outdoor recreational adventures that residents and visitors can enjoy. The return of whales to the Inlet has been linked to the closure of the mill and the natural restoration of the ecosystem in the Inlet. The ability to watch whales from Marine Drive is an amazing opportunity and connection to the marine life of the Pacific Ocean. During the engagement, community members described their connection to Neroutsos Inlet. Many residents expressed a desire to keep the Village as a quiet, reflective place where people can get away from the noise of larger urban centres.

Port Alice's natural environment is also fundamental to boosting and sustaining a thriving local economy. Therefore, protecting natural assets and environmentally sensitive areas, including areas susceptible to landslides and Riparian zones, are essential.

Another consideration is climate change and the potential risks it poses to the Village's natural resources and ecosystems, terrain stability, infrastructure, local economy, and overall quality of life. The increase in extreme weather events such as rising temperatures, flooding, wildfires, and landslides is concerning. Climate change adaptation and mitigation strategies are necessary to protect residents, the local economy and infrastructure from adverse impacts in the future. Port Alice is committed to measures that will minimize Greenhouse Gas (GHG) emissions and prepare for the effects of Climate Change.



1.5 Big Move #5: Village with a Heart

Village centres are the figurative and literal heart of community. They are where we gather, shop, eat, pursue entertainment...CONNECT as a community. A healthy heart is a healthy Port Alice. Today, there are commercial vacancies. In addition, as shown on **Map 2 | Vacant Parcels**, there are significant redevelopment and infill opportunities on some of the properties designated as Core Commercial. The Village should encourage and incentivize the development of these properties, ideally with mixed-use buildings that provide for a blend of commercial, tourist accommodation, and permanent residential housing. What does “incentivize” mean in the language of business and return on investment in rural communities where business risk is higher and margins are smaller?

The answer lies in:

- a) An embrace of development density as a key performance metric for development return on investment;
- b) An investment lead management and development approval process “HOW-based” attitude that enables collaborative municipal-developer solution-seeking and policy flexibility vs quoting of rules and restrictions;
- c) An inter-connected set of investment-attraction focused land use policies that enable infill, redevelopment, and development of Core Commercial zoning in the village centre including: mixed commercial-residential use as a permitted use, lower or no non-residential parking standards, greater lot coverage, greater permissions for temporary mobile or building structures, permissions for addition of second-level building heights on Village Core buildings, no minimum space size restrictions, allowance for smaller commercial spaces, permissions for craft manufacturing with associated retail, more permitted/fewer discretionary uses, and permissions for same-floor or multi-floor configurations for work-live buildings; and
- d) Municipal and private sector focus of investment in placemaking (e.g. public art and creative expression) in the village core.

To address re-investment in our heart, this OCP contains a set of enabling policies in C1 Core Commercial, which will further require corresponding representation in the Zoning Bylaw.



2 INTRODUCTION

2.1 Purpose

What's the plan for Port Alice? Where will new people live? Where will new businesses be located? How are my tax dollars spent?

These questions and many more are often asked by Port Alice citizens while they discuss this beautiful village, nestled next to Neroutsos Inlet, and what its future might hold.

So, what is the plan? How can we, as citizens of Port Alice, chart our future?

This Official Community Plan (OCP) answers these questions and many more. It is “the plan” for Port Alice. This OCP has been created by the citizens, Council, and administration of the Village to create a sustainable and prosperous future, one that maintains the Village’s character while adapting to change. While there are legal requirements to have an OCP (and what’s in it), the larger, more important purpose of an OCP is to provide a plan for the Village’s future.

An OCP is also intended to answer questions such as: Where should different types of housing be located? Do we have enough land to grow? Where should businesses be located? Or, what’s the plan for roads and water lines?

The OCP uses policies and maps to answer these key questions and must be legally adopted through the bylaw approval process. Once approved, the Official Community Plan (OCP) is the Village’s highest-level plan and policies must be followed by citizens, administration, and Council.

In short, as a citizen and as a Village, the OCP is your plan for your future!

2.2 Legislative Requirements

The Local Government Act (LGA) outlines the legal requirements of the contents and process of an OCP in Division 4, sections 472 to 478. While the LGA must be referenced for exact wording, a general summary is provided below for convenience purposes only:

An OCP must include policies, statements, and map designations respecting:

- Residential development and housing needs over a period of at least 5 years;
- Policies on affordable housing, rental housing, and special needs housing;
- Location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- Approximate location and area of sand and gravel deposits;
- Environmentally sensitive lands;
- Present and proposed public facilities (e.g. parks, schools, waste treatment sites); and
- Targets for the reduction of greenhouse gas emissions and policies to achieve those targets.

2.3 How To Use This Plan

The Official Community Plan (OCP) is for all people of the Village of Port Alice. It is a comprehensive ‘blueprint’ for the future of Port Alice. The OCP is also a living document that may require changes over time as the Village evolves. Amendments may be undertaken through the usual bylaw process that requires public consultation and a public hearing.

This Plan can be used in the following ways:

- For all citizens to understand how the Village is planning for its future;
- For Village Council to guide decision-making and spending priorities;
- For developers and those looking to build, to understand the rules; and
- For staff and the Village’s Approving Officer to guide decision-making on planning and development applications.

The Plan is organized as follows:

- 1 Introduction, including Indigenous Acknowledgement
- 2 Current State, including population and vacant land inventory
- 3 Vision and Guiding Principles, including “Big Moves” for the OCP
- 4 Land Use Policies
- 5 Community Land Use Policies
- 6 Development Permit Areas
- 7 Implementation and Action Plan

The Official Community Plan can also act as a shared agreement (“handshake”) between Village Council and Citizens as to how the Village will grow and develop over time. Council must align decision-making with the OCP and citizens can play a role by keeping Council accountable that its decisions align with the OCP.

2.4 Hierarchy of plans

The OCP is the highest-level legal plan for the Village of Port Alice. It has the legal authority to direct the Village to align all other plans and documents with the OCP. However, as not every Village plan or document can be aligned immediately, the OCP must work in sync with other Village plans and documents. Key to understanding the OCP is that it often directs the updating of other plans and documents as part of the OCP implementation. While this “plan to plan” approach can require patience, it is part of a healthy democracy and ensures that due process is followed in local government.



3 CURRENT STATE

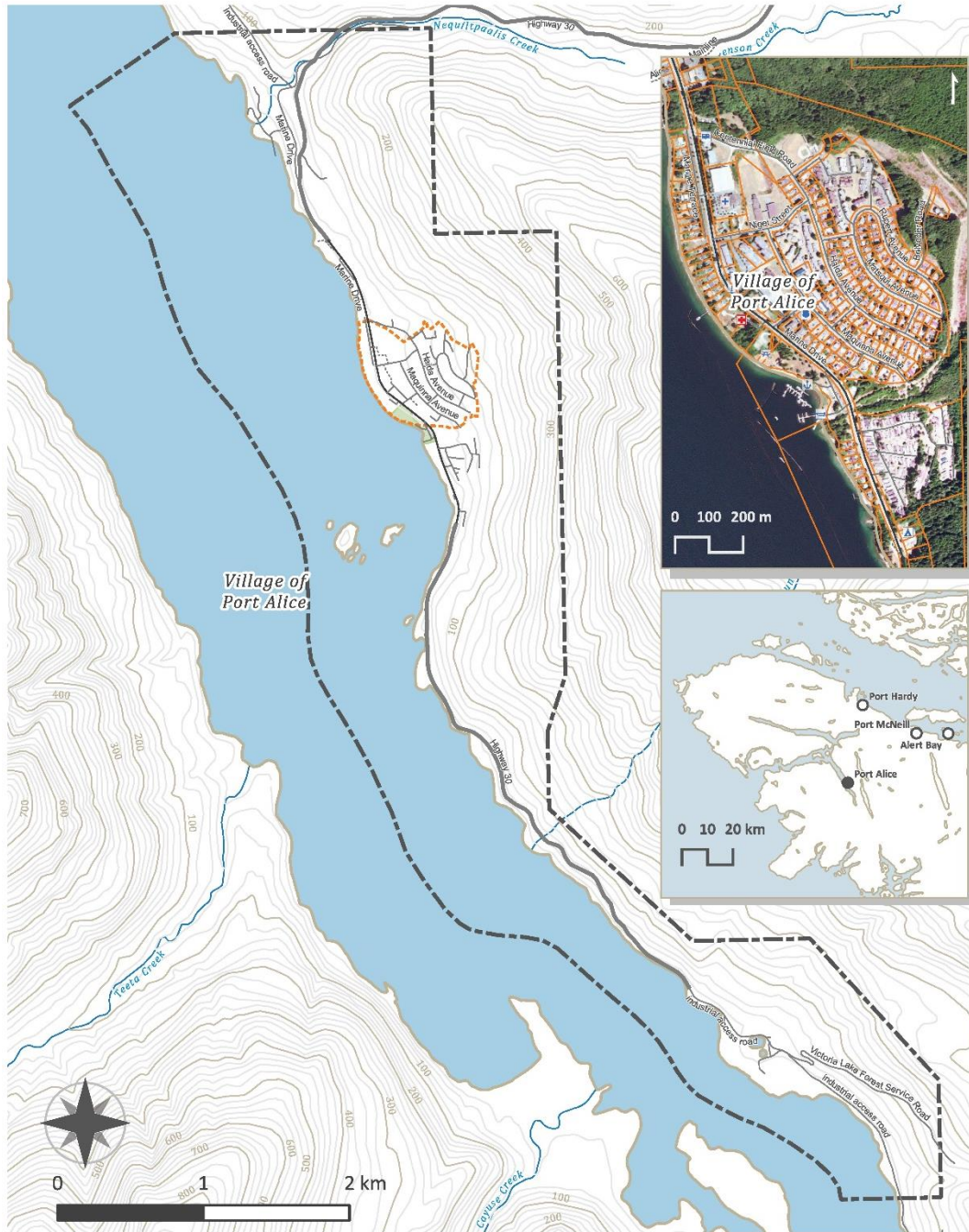
3.1 Land Acknowledgment & History

The Village of Port Alice acknowledges that it is located within the traditional territory of the Kwakwaka'wakw people and 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 Huyalas (Hoyalas) and Gushimukw (Koskimox) tribal group, the descendants of which are members of the Quatsino First Nation.

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

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

Map 1 | Context



Port Alice

- | | | | | |
|----------------------|----------------|-----------------------------|------------------------|--------------|
| — Expressway-Highway | ▭ Municipality | ▲ Campground | 🔥 Fire | 👮 Police |
| — Arterial | 🌳 Parks | ♻️ Sani Dump | 🏥 Hospital | ⚓ Yacht Club |
| — Local-Street | 🏠 Parcels | ⚡ Emergency Response Centre | ℹ️ Visitor Information | ⚓ Marina |
| ⋯ Alleyway-Lane | 🔲 Village Core | | 🌳 Park | |



3.2 Location and Context

The Village, one of four incorporated municipalities within 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 (see [Map 1 | Context](#)). 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. The Village’s municipal boundary extends well beyond what people think of as the Village. The Village Core (identified on [Map 1](#)) has historically been known as Rumble Beach and consists of the vast majority of homes and services. To south is the former mill site, which was the place known as Port Alice. The former mill site is undergoing a long-term clean-up effort. In the Village’s northern boundary is an area known as Jeune Landing. Today all of these areas comprise the Village of Port Alice’s 765-hectare municipal boundary.

Perched on the west- and southwest-facing slope of a forested hillside, the 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 Village Core have been determined to be unstable, as witnessed by two major mud slides in 1973 and 1975. A dike has been subsequently constructed to protect the Village Core (see [Map 7](#)).

3.3 Demographics and Growth

Port Alice’s population grew from 664 in 2016 to 739 in 2021, an 11.2% increase from the previous census year (see [Table 1](#)). This increase marks a reversal of trend for the Village of Port Alice. A decline in the forest industry’s dominance resulted in intermittent curtailment of closure of the pulp mill, with corresponding population decline in the 2000s. One hundred and four years of local mill history came to an end in 2015 with the final closure of the mill.

An increase in the Village’s population in 2021 may be attributed to the growing appeal of rural communities, which tend to be more affordable for individuals and families than larger centres. Also, since the Covid-19 pandemic, there are now more opportunities for remote work, which will be more feasible with better internet connectivity. In addition, Port Alice has an advantage as it offers affordable coastal living on Vancouver Island. As a result, digital nomads, contract workers, younger families, couples, and retirees are choosing to make Port Alice home.

Table 1: Port Alice Population Change by Census Year

Year	1986	1991	1996	2001	2006	2011	2016	2021
Total population	1390	1371	1331	1126	821	805	664	739
% change	-16.7	-1.4	-3.0	-15.5	-27.1	-2.0	-17.6	11.2

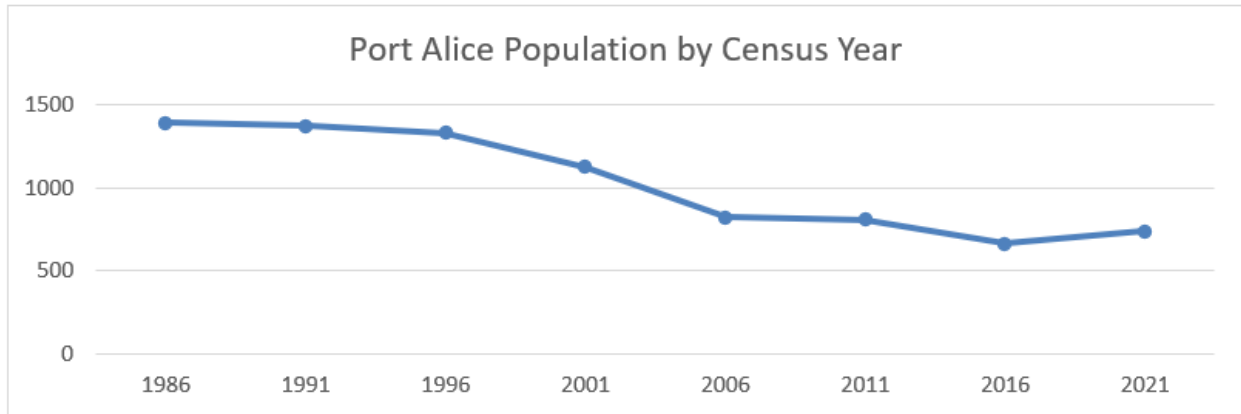


Figure 2: Port Alice Population by Census Year

Consistent with the national and regional trends, the Village is experiencing a shift in its demography. The senior population is increasing significantly, with a noticeable change in the 60 and over age group since 2011. In contrast, there is a sharp decline in the younger population (15-19 age cohort) and the middle-aged (45-59 age group) as they relocate in search of better employment and education.

A slight increase in the 30-44 age group in 2021 from 2016 is also a positive for the Village. It shows that individuals and families, some with children, are moving to the community. A recent report on housing needs in the region revealed that people moving to the Village are either from elsewhere in BC or from other provinces. It will be essential to create strategies to retain attract and retain families and working age population, which lie at the heart of vibrant community development.

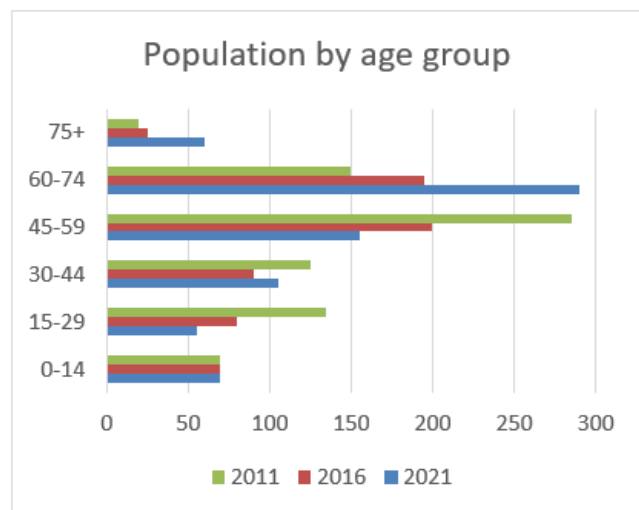


Figure 3: Population by Age Group

Another vital planning consideration is the median age of residents living in Port Alice. In 2021, the median age of the village, which has been increasing for several years, is 58.8. An older population requires different housing and mobility choices to remain independent and age in place. There is also the need for the availability of good health and social services. Additionally, creating supportive environments, including age-friendly outdoor spaces and building design, can enhance their physical well-being and quality of life.

The average household size in the Village decreased slightly from 1.9 in previous census years to 1.7 persons in 2021. There are fewer households with more than three persons per household (see graph).

Most residents who responded to the survey distributed as part of the OCP engagement process would like to see the Village grow to between 1,200 to 2,400 residents (see **Appendix A: What We Heard Report**). With proactive strategies, Port Alice could attract an additional 1800 residents and still be aligned with its local values and community character. With this growth target, there are several planning considerations. These include ensuring adequate land, encouraging sustainable growth, improving infrastructure and allowing a range of community services to meet, such as education, health, safety and recreation.

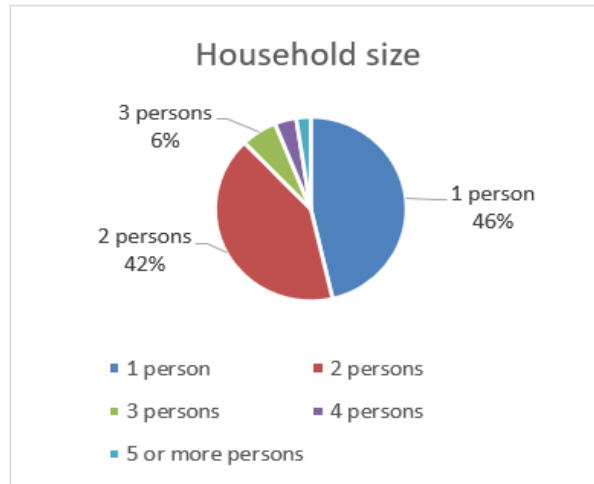


Figure 4: Household Size

3.4 Vacant Land Inventory

The *Local Government Act* (LGA) requires that an OCP analyze the current and proposed use of land for various use categories, including residential, commercial, institutional, industrial, developed, and undeveloped. Evaluating the current land pattern and densities assist with determining land available to meet future needs. An essential step in this process is analyzing the amount and location of vacant or underutilized land within the Village.

Map 2 identifies where vacant land is within the Village. The results indicate that within the Village Core protected area there is not an adequate supply of land to accommodate the future population needs in the Village. However, future development lands outside of the Core protected area are available to meet the Village’s future needs and could be zoned appropriately in response to any population growth.

Table 2 | Vacant Land

Vacant Land Category	Land Designation	Acres	Hectares
Residential	R1 & R2	4.21	1.71
Industrial	M1	16.5	6.68
Commercial	C2/FD	9.64	3.9
Other	P1	30.28	12.26
Underutilized	C1	3.47	1.41
	Total	64.1	25.96

Map 2 | Vacant Parcels



Vacant Parcels OCP Landuse Designations

- | | | | |
|--------------|----------------|-------------|---------------|
| Municipality | Vacant - C2 | Vacant - P1 | Underutilized |
| Parcels | Vacant - C2/FD | Vacant - R1 | |
| | Vacant - M1 | Vacant - R2 | |



3.5 5-Year Housing Needs



Port Alice’s recent growth of 11.2% over the last census period (2016-2021) appears to be unprecedented in the Village’s recent history of general population decline. If the next five years were to continue with this upward trend an additional 83 people would arrive in the Village requiring approximately 49 new dwelling units, based on the average household size of 1.7 persons. However, there is currently not capacity within the Village to accommodate this number of new people or housing units, so something must give. As shown on **Map 2 | Vacant Parcels** there are only about 8 vacant residential properties. Additional residential and future development lands are available outside of the protected Village Core area.

Despite the potential need for more residential land, the Village cannot simply re-designate (or re-zone) new residential land and hope the free market will address its housing needs. The housing and construction market in Port Alice is challenging given the Village’s remote location, limited available land within the protected area, and lack of nearby building resources and trades people. Thus, more strategic decisions and marketing effort will be needed to transform this recent population growth into a long-term trend that results in new housing construction in Port Alice.

To address the Village’s potential 5-year housing needs, the Village has identified the following priorities for residential development:

- i. redevelopment of under-utilized or vacant lands within the protected area;
- ii. construction of additional dwelling units on existing residential properties in the protected area (e.g. secondary suites, garden suites, or conversion of single-detached to duplex); and
- iii. residential development in areas outside the protected area, but that are lower risk and can be serviced with water and sewer (e.g. some of the lands identified as FD - Future Development on **Map 3**).

3.6 Issues and Opportunities

Issues and Opportunities were identified in a community engagement process, which included community open house, an interactive workshop, interviews, coffee chats, community walk, group polling, and a survey. The responses have informed the vision, guiding principles, and policies in the OCP. More details on these responses can be found in **Appendix A: What We Heard Report**.

What makes Port Alice better or different than other places?

- Sense of Community / The People / Friendly
- Ocean / Wilderness / Nature / Scenery
- Whales / Caves / Fishing / Bears / Otters / Caving
- Outdoor Lifestyle and Recreational Opportunities
- Peaceful and Safe
- Weather / Rugged / Fog



Challenges

- Lack of housing options
- Landslide hazard protection
- Remoteness for tourism and economic development
- Limited number of services and businesses
- Lack of access to health care
- Limited opportunities for youth

What priorities should the Port Alice OCP have?

- Grow the local population / encourage families and youth to live, work, play and retire
- Strengthen and diversify the Economy / Attract and retain businesses
- Market and grow the Village's tourism opportunities
- Create a supportive environment for seniors
- Build new housing and tourist accommodations
- Maintain a peaceful and safe community
- Protect the local natural environment
- Strengthen/leverage regional partnerships

What big ideas should Port Alice go for?

- Tourism / Eco-tourism (whale watching, eco-tours, mountain biking, etc.)
- Community Forest
- Playground(s)
- Tourism Accommodations / Hotel / Retreat Centre
- Restaurant
- Daycare

What is the ideal population for Port Alice in 20 years?

We asked stakeholder groups and included this question on the Community Survey. The answers varied between 1,200 to 2,400.



4 LAND USE POLICIES

4.1 Introduction

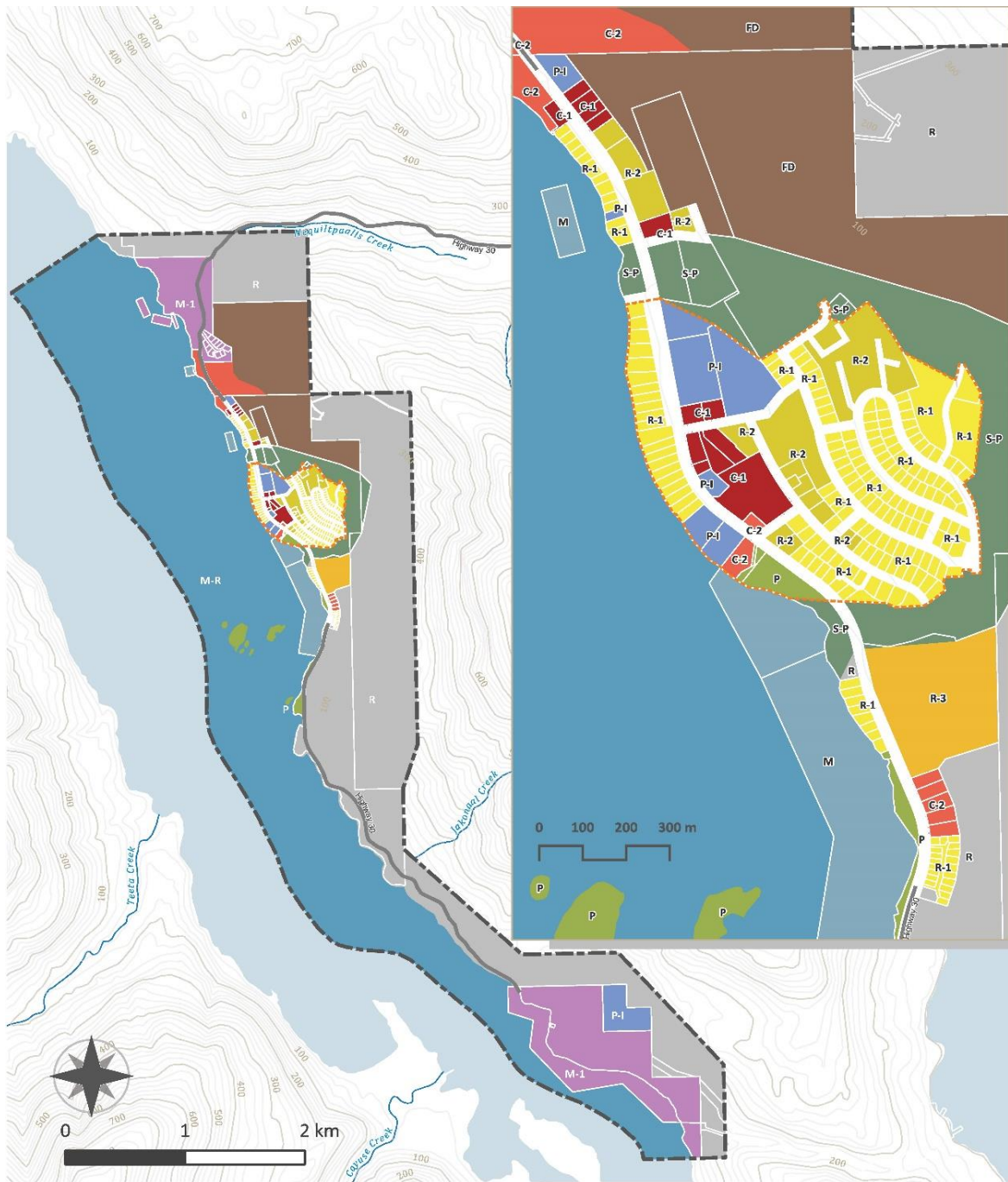
The Village’s Official Community Plan (OCP) has a vision for future land use and development which is shown in **Map 3 | Land Use Designations**. It paints a picture of the OCP outlined earlier in **Section 3.1**. The designated land use areas should guide day-to-day decision making of the Village, such as the review of rezoning and development applications, infrastructure priorities, and other Village policy and spending directions.

It is intended to be forward-looking with broad land use categories and geographic areas that are distinct from the Village’s Zoning Map. It is recognized that in some cases the proposed land use designation may differ from or be incongruent with the existing zoning. The intention is not to change the zoning immediately, but to illustrate the preferred pattern of land use as redevelopment occurs over time.

4.2 GENERAL LAND USE POLICIES

The following policies apply to all lands within the Village. Decision-making, as it relates to planning and development applications, including rezoning applications, shall be guided by the vision and policies of the OCP as demonstrated in.

- 4.2.1 These Land Use Areas are intended to be generally delineated and not exact. Where a land use area does not follow a property boundary the area is meant to be approximate and minor discrepancies between **this map** and a zoning or development application are acceptable.
- 4.2.2 For the purposes of the policies of this OCP, the Village Core shall be defined as the central commercial and residential area shown on the map as “Village Core”.



- | | | |
|---|---|---|
| R-1 Residential - Detached | P Park | R Resource |
| R-2 Residential - Multi-Unit | S-P Slide Protection Area | M Marina |
| R-3 Residential - Manufactured Home | P-I Public / Institutional | M-R Marine - Recreation |
| C-1 Core Commercial | FD Future Development | Village Core |
| C-2 Commercial Mixed-Use Tourist | M-1 Industrial | |



Map 3 | Land Use Designations

- 4.2.3 A Master Plan shall be required for multi-unit residential developments, new developments above 4 units, and/or for development on parcels greater than 2.47 acres (1 hectare) in area. For further direction on Master Plan submission requirements, see **Appendix B | OCP Master Plan Requirements**.
- i. Future development applications should be consistent with any Master Plans prepared as part of this OCP.
- 4.2.4 The Village shall ensure that regulatory flexibility for mixed use developments, home-based businesses, and existing residential units is enabled in the Village’s Zoning Bylaw.
- 4.2.5 Infill of existing lots is encouraged to provide more efficient use of existing serviced and easily serviceable land.
- 4.2.6 The Village endorses creative and cultural features in public spaces and parks that celebrate the local landscape, culture, and history of Port Alice.
- 4.2.7 The Village may require, at its discretion, the dedication of municipal right-of-ways and easements for roads, lanes, trails, and utilities to accommodate and service infill residential development
- 4.2.8 Civic, Institutional, Public Utilities, Parks, Trails, and Recreation Areas are permitted in all Land Use Areas.

4.3 Residential Policies



INTRODUCTION

Residential land is mainly concentrated in the Village Core area along Rumble Beach and is largely contained within the area protected by the dike system. The Village’s residential areas benefit from a compact and walkable design with complementary land uses, including parks, trails, and schools. Residential roads generally follow a grid pattern. There is a rural feel with few sidewalks and a blending of the public road space and the adjacent private properties.

Home-based businesses exist on some properties that are in keeping with the Village character and are attractive to people who may relocate to Port Alice. The Village supports this kind of entrepreneurship. However, there is a recognition that the Village lacks commercial options and there are still opportunities to attract and develop more home-based businesses to co-exist and thrive in residential areas.

4.4 R1 - Residential Detached

INTENT

The intent of the R1 - Residential Detached land-use area is to guide the evolution of Port Alice’s residential neighbourhoods in a way that maintains its existing small village charm and character while evolving to meet new citizen needs. Given the lack of vacant land within the protected areas of Port Alice, infill and redevelopment within the protected area will be important. Home-based businesses should be nurtured and encouraged to help stimulate the economy, retain existing residents, and attract new ones.

POLICIES

The following policies apply to the areas designated as **R1 Residential – Detached** in **Map 3**:

- 4.4.1 Land uses that are permitted include residential with complementary land uses that include: parks, schools, civic, institutional uses, natural areas, smaller scale tourist accommodations, home-based businesses including daycare, and small-scale urban agriculture.

- 4.4.2 Housing types compatible with the existing residential character will be encouraged and shall be permitted. These include single-detached dwellings, two unit dwellings, three unit dwellings, secondary suites, and accessory dwelling units.
- 4.4.3 Non-residential uses that are permitted should be designed to fit within the existing neighbourhood, including home-based businesses, tourism accommodations, and small scale agriculture.
- 4.4.4 Tourism accommodation and seasonal housing are supported where they fit with the character of the neighbourhood.
- 4.4.5 All developments are strongly encouraged to adhere to FireSmart standards.
- 4.4.6 Residents should maintain the appearance and condition of residential buildings and remove or improve derelict buildings.
- 4.4.7 Infill development will be strongly encouraged in existing areas to promote efficient utilization of land and municipal services.
- 4.4.8 Site design for new development within Residential neighborhoods must prioritize safe pedestrian access and carefully consider:
 - i. building height and character that is similar to nearby residential buildings;
 - ii. location of parking lots and vehicular circulation; and
 - iii. use of trees and landscaping to hide larger buildings.

4.5 R2 - Residential Multi-Unit

INTENT

The intent of the R2 - Residential Multi-Unit land-use area is to guide the evolution of Port Alice's multi-unit residential developments in a way that continues to contribute to the Village's charm and character through the provision of a diversity and choice of housing types. According to the 2021 Canada Census, 46% of dwelling units in the Village are considered multi-unit residential (rowhouses and apartments), which is a much higher percentage than other similar-sized villages. This housing choice and diversity is a significant affordability asset for drawing newcomers to the Village and addressing an aging population and changing demographics. However, low vacancy rates and a lack of housing availability currently diminishes some of these benefits.

POLICIES

The following policies apply to the areas designated as **R2 Residential – Multi-Unit** in **Map 3**:

- 4.5.1 A range of multi-unit and attached housing forms are permitted to meet the needs of residents including addressing housing affordability and availability. These include, but are not limited to, townhouses, rowhouses, two/three/four-plexes, live/work buildings, and apartments.
- 4.5.2 The Village should strive to continue the current mix of detached and attached housing, with a goal of maintaining 45% of total dwelling units in the Village as multi-unit dwellings.
- 4.5.3 Multi-unit residential developments should address key planning considerations including:
 - i. sensitive site design that considers impact on views of the ocean from adjacent properties and roads (e.g. preserving the view of the ocean from Marine drive or adjacent lots);
 - ii. proximity to walkable amenities (health care centre, shops, schools, pathways/sidewalks);
 - iii. preservation of trees and natural areas where possible;
 - iv. provision of vehicular and bicycle parking areas and vehicular circulation;
 - v. building design that has a gentle interface with adjacent buildings and properties (e.g. no large blank walls, use of trees/landscaping to provide a buffer).

4.6 R3 - Residential Manufactured

INTENT

The intent of the **R3 - Residential Manufactured** is to provide housing choice through manufactured homes in suitable locations in the Village.

POLICIES

The following policies apply to the areas designated as **R3 Residential – Manufactured Home** in **Map 3**:

- 4.6.1 The Village recognizes Manufactured Homes as one aspect of housing choice and diversity and will direct the development of manufactured homes to the R3 land use area.
- 4.6.2 Any new proposed manufactured home park should address the following planning considerations:
 - i. adequate public space, green space and landscaping;
 - ii. functional vehicular circulation and road design;
 - iii. protection from landslides and other environmental hazards;
 - iv. preservation of trees and significant natural features;
 - v. provision of water and wastewater servicing, stormwater management, and solid waste management; and
 - vi. adequate setbacks from adjacent land uses.

4.7 C1 - Core Commercial

INTRODUCTION

The C1 - Core Commercial land use is for commercial lands that are the focal point for community activities and where the daily needs of residents are available and accessible. Port Alice's Core Commercial area is well-defined and distinct from the rest of the community. Here there is a concentration of mixed land uses, including offices, businesses, multi-unit and single-detached homes, parks, and other social and supportive services.

It is crucial for certain commercial land uses to be located within the Village Core to enhance its role as a focal point or community gathering place for doing business, shopping, recreation and other activities. Additional streetscaping and beautification could make the Core Commercial areas even more attractive as the place to be. To ensure Port Alice's tourism opportunities are optimized, the Core Commercial land use policies should preserve views of the ocean from Marine Drive and other key locations. For example, the ability to watch whales from the coffee shop along Marine Drive is unique and should be a cherished Port Alice experience. Building heights for new developments should be reviewed carefully for any ocean view impacts.

As shown on **Map 2**, there are significant redevelopment and infill opportunities on some of the properties designated as Core Commercial. The Village should encourage and incentivize the development of these properties. Mixed use buildings and developments (commercial with residential or overnight accommodations) are a key means to incentivize infill and development given the ability to provide the market a mix of land uses.

INTENT

The Core Commercial (C1) land-use area is intended to foster more compact, walkable and accessible commercial enterprises, which are the focal point of activities, and for Marine Drive to emerge as a strong main street. The Core Commercial land use should be used for various mixed land uses, including a concentration of specialty shops, restaurants, entertainment centres, offices and retail activities. Additionally, there should be higher residential density and multi-use development, along with enhanced streetscape design.

POLICIES

The following policies apply to the areas designated as **C1 Core Commercial** in **Map 3**:

- 4.7.1 The C1 - Core Commercial land use is appropriate for a broad mix of commercial, mixed-use and residential uses, such as: retail, tourism services, offices, eating and drinking establishments, medical and personal services, multi-unit residential, mixed-use developments, and institutional and public use.
- 4.7.2 Higher-density residential, institutional, tourism and recreation uses are supported to allow for a more robust Marine Drive that can serve the needs of residents and visitors.

- 4.7.3 A variety of housing types are supported, including rowhouses, townhouses, apartments, mixed-use buildings, and work-live units, as long as the residential use is integrated in a mixed-use building and/or forms part of a Master Plan that provides an overall mix of commercial and residential development.
- 4.7.4 Developments with a residential component are encouraged to have street facing commercial uses with residential units located on upper floors of a building, behind the main building, or in the rear of the main building that does not face the street.
- 4.7.5 Developments and buildings in the C1 - Core Commercial are encouraged to address the following site and architectural design elements:
- i. creation of high-quality attractive landscaping with a preference for retention of trees and use of native plant species;
 - ii. reduction or elimination of large blank walls through façade articulation, smaller storefronts, or use of murals / public art;
 - iii. appropriate scale and size of the building that does not significantly block views of the ocean or surrounding scenery from adjacent properties or major viewpoints along Marine Drive;
 - iv. dividing large parking areas with landscaping islands; and
 - v. use of local materials (e.g. wood/timber design) in the building exterior design.
- 4.7.6 Conversion of existing buildings to a mixed-use building or commercial use is encouraged including evaluation of potential for second floor addition to existing buildings to incentivize business investment.
- 4.7.7 The feasibility of a Revitalization Tax Exemption Program should be examined to encourage development in the C1 – Core Commercial areas.
- 4.7.8 Public art is strongly encouraged in the C1 - Core Commercial land use areas to support tourism and create a unique local character.

4.8 C2 – Commercial Tourist

INTRODUCTION

As Port Alice's economy transforms from resource extraction to affordability, lifestyle-based resident attraction, and tourism, the Village entry point ("gateway") must reflect its friendly and welcoming nature. There are opportunities to enhance the gateway along Port Alice Road to reflect the Village's identity as one which offers a superb lifestyle and exceptional outdoor recreational experience. The C2 – Commercial Tourist land use area offers a chance to guide future development that would enhance the quality of place and tourist experience. The gateway should be carefully designed to reflect the rugged, wild, independent, and connected spirit of the Village. Elements of the gateway include carefully planned land uses, signage, and landscaping displays that reflect Port Alice's natural beauty and showcase residents' care for the place they call home.

INTENT

The C2 – Commercial Tourist land use area intends to promote the creation of a welcoming and inviting entrance area to the Village that displays community pride and visually reflects its natural beauty and outdoor recreational lifestyle. Additionally, it provides an opportunity for larger scale commercial, mixed-use or tourist developments that do not fit within the C1 – Core Commercial.

POLICIES

The following policies apply to the areas designated as **C2 Commercial Tourist** in **Map 3**:

- 4.8.1 The C2 Commercial Tourist land use supports a broad range of commercial, mixed-use, tourist service, and recreation commercial uses within the Village that are located just outside the Village Core or along the highway into the Village. These uses may include hotels, motels, automobile services and repair, gasoline service stations, campgrounds, and others related uses catering to the travelling public or larger mixed-use developments.
- 4.8.2 Existing developments are considered suitable land uses and may transition to other appropriate land uses overtime.
- 4.8.3 Land uses that create nuisances (e.g. dust, pollution, visible refuse/garage, storage areas) should be minimized or will be required to have sufficient mitigation and screening.
- 4.8.4 A wayfinding and signage strategy including Indigenous language consideration for the Village that links the Village's highway gateway area to the Village Core and waterfront should be considered.
- 4.8.5 Developments and buildings in the C2 - Commercial Tourist are encouraged to address the following site and architectural design elements:

- i. creation of high-quality attractive landscaping with a preference for well-designed frontage areas facing Marine Drive / Highway 30, retention of trees, and use of native plant species;
- ii. reduction or elimination of large blank walls through façade articulation, smaller storefronts, or use of murals / public art;
- iii. appropriate scale and size of the building that does not significantly block views of the ocean or surrounding scenery from adjacent properties or major viewpoints along Marine Drive; and
- iv. use of local materials (e.g. wood/timber design) in the building exterior design.

4.9 PI – Public & Institutional

INTRODUCTION

Public and institutional land use allows for providing a variety of services to residents. These include cultural and recreational services, emergency and protective services, transportation services, health services, and other government and institutional services. Most of the existing public and institutional uses in Port Alice are within the Village Core. These uses include the Community Centre, Seaview Elementary and Junior Secondary School, the Vancouver Island Regional Library, the Municipal office, and the Royal Canadian Mounted Police. Others outside the Village Core include the Legion and the Port Alice Golf and Country Club.

INTENT

The intent of the Public and Institutional land use is to ensure existing public and institutional uses are provided sufficient land and distribution within the Village to meet current and future needs.

POLICIES

The following policies apply to the areas designated as **PI Public & Institutional** in **Map 3**:

- 4.9.1 The Public Institutional land use areas are appropriate for the following land uses: Parks, Government offices, Hospital and health centres, and Fire and Police services
- 4.9.2 Village Council will work to ensure that Public and Institutional land uses are accessible to pedestrians, including seniors and youth, through a network of multi-use pathways and sidewalks and that there is accessible parking.
- 4.9.3 Village Council will work with the School District # 85 to keep the school open as it develops and implements strategies to attract and retain families with children.
- 4.9.4 Village Council will work with Island Health to ensure the health care services continue to meet the needs of its residents, including improved services for seniors.

4.10 P – Park

INTRODUCTION

Parks, open spaces, and recreation facilities are critical to the health and welfare of residents. Port Alice is fortunate to be situated in an environment valued for its natural beauty, access to nature and enormous outdoor recreation activities. The existing parks and recreational amenities capitalize on the natural assets. These include Lion’s Park, Frigon Islands, the Sea Walk, the beaches, hiking and walking trails, the golf course, and other recreational facilities.

A diversity of park amenities and facilities are essential to meet the changing needs and lifestyle desires of residents and visitors of all ages and abilities. Port Alice will continue to develop and enhance its parks and recreational areas and provide for increased connectivity (motorized and non-motorized) and access to outdoor and indoor recreation opportunities to meet the future needs of residents.

Between the Village’s pathway system, new interpretive signs, marina, and the pending construction of a kayak launch, there are plenty of opportunities for recreation and tourism in the Village. The Village should ensure these recreational and park amenities stay well-connected and maintained.



INTENT

The intent of the **P – Park** land use is to identify the Village’s public park lands and ensure they support the Village’s current and future population needs, including attracting and retaining families with children.

POLICIES

The following policies apply to the areas designated as **P – Park** on **Map 3**:

- 4.10.1 P – Park land use areas shall only allow limited land uses focused on public parks and recreation. Suitable land uses include parks, trails and pathways, recreational buildings, public utilities, associated parking lots, and other related public uses. Temporary events and seasonal commercial uses (e.g. guiding, rentals, food vendors) are also suitable.

- i. Temporary events and seasonal commercial uses may be subject to other Village bylaws and authorizations.
- 4.10.2 The Village should complete a Parks and Recreation Master Plan to determine current and future needs related to parks and recreation planning.
- 4.10.3 The Village should take the maximum 5% amount for reserve land or cash-in-lieu of land at the time of subdivision.
- 4.10.4 The payment of cash-in-lieu or the dedication of up to 5% of lands being subdivided shall be at the discretion of the Village.
- 4.10.5 The Village should ensure public parks are accessible for people of all ages and abilities.
- 4.10.6 Naturalized parks and play structures are encouraged in all park development to symbolize the Village's relationship to its natural environment.
- 4.10.7 The Village should collaborate with local Indigenous groups to develop cultural assets within parks.

4.11 S-P Slide Protection Area

INTRODUCTION

The Village is surrounded by a beautiful and pristine natural environment that adds to its character and quality of life for residents. Situated on the Neroutsos Inlet with steep slopes and vast forested areas to the east and creeks/streams within its boundaries, Port Alice is prone to natural hazards such as flooding, landslides, tsunamis, wildfires and other climate-related impacts. Protecting the community from these hazards while respecting natural ecosystems is vital to Port Alice residents. A protective dike has been engineered and built to reduce the risk of future landslides impacting the Village Core; however, areas outside this slide protection zone remain at higher risk.

INTENT

The Slide Protection Area intends to reduce risk to human life and property related to landslides.

POLICIES

The following policies apply to the areas designated as **S-P Slide Protection Area** in **Map 3**:

- 4.11.1 Lands identified as S-P Slide Protection Area shall be protected from any future development.
- 4.11.2 If any development is proposed within the S-P Slide Protection Area it shall comply with the following:

- i. Prior to any development or approvals by the Village, a geotechnical study shall be prepared by a qualified engineer registered to practice in British Columbia to determine the level of risk associated with the proposed development related to construction within an identified landslide prone area and whether those risks can be sufficiently mitigated for the subject lands and impacts to any other lands.
- ii. Prior to any development or approvals by the Village, the Village shall review and consult any and all geotechnical / slope hazard studies completed for the subject lands.
- iii. The Village may hire the services of a third-party geotechnical engineer to review any proposed development or related technical studies within the SP land use area and request the costs be paid by the proponent of the development.

4.11.3 Any construction or development along the coastal areas shall abide by all provincial and federal regulations and be sensitive to existing shoreline habitat and ecosystems.

4.11.4 Public access to coastal areas shall be maintained while ensuring any access is designed in an environmentally sensitive manner.

4.11.5 Hazard risks to the Village from potential flooding of the inlet and creeks that run through the Village should be studied and analyzed with consideration of climate change.

4.11.6 Any flood mitigation measures along the Inlet or the streams and creeks that run through the Village should be done in an environmentally sensitive way.

4.11.7 Village Council shall limit land use in the areas along the oceanfront to public open space and recreational uses.

4.11.8 Village Council supports the preparation of hazard mapping (e.g. storm surges, tsunamis) along coastal areas of the Village as funding from the province becomes available and will investigate partnering with the Regional District of Mount Waddington on this initiative.

4.12 FD – Future Development

INTRODUCTION

While the Village has not experienced significant growth or land development in recent memory, ensuring flexibility for future development lands is important to the planning of a community. There are lands in proximity of the Village Core that may have development potential and could assist with growing the Village in a way that meets the needs of the community. However, appropriate studies, design and planning will be required to discern the suitability of these lands for any proposed development.

INTENT

The intent of the FD - Future Development land use area is to identify lands that may have development potential and to ensure a rigorous process of studies, design, and planning to determine suitability of these lands for any proposed development.

POLICIES

The following policies apply to the areas designated as **FD – Future Development** on **Map 3**:

- 4.12.1 FD – Future Development land use areas shall only allow limited temporary land uses to ensure preservation of the land for future development in an orderly fashion. Suitable land uses include parks, trails and pathways, and public uses. Other land uses shall not be allowed until the lands are redesignated to another land use through an OCP amendment process.
- 4.12.2 Prior to development of any property in the FD - Future Development land use area the proponent shall complete:
- i. an OCP amendment process to redesignate the lands to an appropriate land use(s);
 - ii. a rezoning process as required; and
 - iii. necessary studies and/or technical reports to determine the suitability of the lands for the proposed land use, which may include, but not be limited to:
 - a. geotechnical or slope hazard studies;
 - b. transportation study;
 - c. environmental impact assessment;
 - d. biophysical impact assessment;
 - e. archeological / historical resources assessment; and
 - f. water, wastewater and stormwater studies.

4.13 M1 - Industrial

INTRODUCTION

Land for employment and economic activity is vital to a community's future growth and development. As Port Alice's economy transforms from resource extraction to affordability, lifestyle-based resident attraction, and tourism, the nature of industrial use will also shift to a local and regional industrial service demand profile: contractors, tradespersons, construction, repair, and/or storage. Having sufficient industrial lands to support these activities is important - as both direct employment and non-residential tax base. Industrial land in the north and south presents opportunities for development that considers the environment. There is the potential for various innovative industrial uses that provide a range of benefits to the village and its residents, including employment, a non-residential tax base, vital infrastructure, and corporate support for community initiatives. The vacant pulp mill site, which is being decommissioned and remediated, may provide long-term suitability for future enterprise such as alternative energy or a user of the major power line capacity (e.g. data centre) that allows for long-term ecological sustainability and is technology driven to be located there. In addition, there are opportunities to develop an Industrial Park and campgrounds/RV parks in the north. Most importantly, Port Alice wants to ensure that its industrial land is developed sustainably.

INTENT

The industrial land use areas are intended to provide appropriate locations for various light, medium and sometimes heavy industrial land uses. Medium and heavy industrial uses should not be located within the Village Core and should otherwise be located farther from the residential areas to minimize offsite impacts. These areas help to create stable employment opportunities for Village residents.

POLICIES

The following policies apply to the areas designated as **M-1 Industrial** on **Map 3**:

- 4.13.1 M1 - Industrial land use areas allow generally for light, medium, and heavy land uses. Suitable industrial uses may include uses such as, resource extraction and processing, logging, industrial parks, contractors yard, transfer yards, freight services, warehousing, automobile services, and manufacturing.
- 4.13.2 Village Council recognises the importance of the former pulp mill site to the future of the community and would consider enabling mixed industrial uses that are environmentally friendly to allow the site to develop to its full potential. It is acknowledged that the nature and/or intensity of use is dictated by level of remediation.
- 4.13.3 Village Council will encourage the development of a Master Plan before any redevelopment occurs at the Former Pulp Mill Site. This Master Plan should provide a good integration with proposed industrial development and the protection of the environment.

- 4.13.4 Village Council will explore the feasibility of incorporating an additional industrial park (or expansion of existing industrial lands) into the community to provide additional employment opportunities.

4.14 R - Resource

INTRODUCTION

A large portion of land within the Village boundaries is undeveloped and designated for forestry and resource extraction. These lands have various resource-related leases and operations that contribute to the local economy. The Village wishes to support the resource-based economy through designation of these lands as **R – Resource**. Where possible, the Village will support partnerships with resource companies and provincial agencies to allow recreation use, such as hiking and mountain bike trails in these areas.

INTENT

The R – Resource land use areas are intended to support the continued operation of resource-based economic development, such as forestry and other natural resources extraction uses. Complementary recreational uses, including hiking and mountain bike trails are also suitable. These lands are not intended for residential or commercial uses.

POLICIES

The following policies apply to the areas designated as **R - Resources** on **Map 3**:

- 4.14.1 R - Resource land use areas should be left undeveloped except for forestry and natural resource extraction uses and complementary recreation uses of hiking and mountain bike trails.
- 4.14.2 The Village may seek partnerships with resource companies, provincial agencies and recreation organizations to create hiking and mountain bike trails within the R – Resource land use areas.
- 4.14.3 The Village will continue to communicate and build relationships with resource companies and provincial agencies regarding forestry and natural resource extraction within the R – Resource land use areas.

4.15 M - Marina

INTRODUCTION

The Port Alice marina is a visual and functional cornerstone of a vibrant Port Alice. The marina includes both public and private facilities. The Village's connection to the ocean often centres on the marina area and it will be key to growing a tourist economy. The Village has recently made a significant investment in the marina area with a new building and kayak (non-motorized boat) launch. Continued investments will enhance the area even further.

INTENT

The intent of the **M - Marina** land use is to focus marina-type land uses in a suitable location in the Village and build off the existing marina infrastructure.

POLICIES

The following policies apply to the areas designated as **M - Marina** on:

- 4.15.1 The M - Marina land use area allows for marina and any marina related land uses, such as marina service buildings, wharves, boardwalks, moorage, small boat services including fuel station, yacht club, docks, loading ramps, and parking lots. Commercial services (e.g. food or beverage sales or tourist shops) are also permitted.
- 4.15.2 Provincial and/or federal approvals shall be obtained where required prior to development.
- 4.15.3 The Village should continue to improve the pedestrian pathways and sidewalks from the Village Core to the marina to ensure tourists and locals find it easy, safe, and convenient to walk, bike or wheel between the Village's commercial services and the marina. Tourists should feel comfortable parking once and walking around the Village.

4.16 M-R - Marine - Recreation

INTRODUCTION

Neroutsos Inlet is central to the Village culture, way of life, and identity. The marine environment makes the community attractive as residents are drawn to the waterfront to enjoy the scenery and to watch wildlife, such as whales and sea otters. There is significant potential to expand recreation and tourism opportunities while preserving marine habitats and ecosystems. These include supporting increased marine recreation and solo/organized tours and guiding, such as kayaking, scuba diving, sportfishing and watersport.

In expanding the recreational and tourism potential, thought should be given to development that preserves the pristine natural environment and resources. Port Alice residents value having a healthy marine environment and support environmentally responsible development along the inlet.

INTENT

The intent of the M-R Marine - Recreation land use area is to protect foreshore and water directly associated with the foreshore while enabling new recreation and tourism opportunities for both enhanced resident enjoyment and new economic opportunity.

POLICIES

The following policies apply to the areas designated as **M-R Marine - Recreation** on **Map 3**:

- 4.16.1 The M-R Marine – Recreation land use area allows for marine-related human activities on the water, including tourism and recreation activities that do not negatively impact the marine ecosystem and its flora and fauna. This may include motorized and non-motorized watercraft travel, interpretive or wayfinding signage or objects, and temporary anchoring uses.
- 4.16.2 In addition to any provincial and/or federal approval requirements, the Village may require the proponent of a proposed land use or recreational activity to provide studies, reports, or other evidence detailing the potential environmental impact of the proposed land use or activity.
- 4.16.3 The Village may request copies of any provincial or federal approval from a proponent of a proposed land use or activity within the M-R Marine – Recreation area.



5 COMMUNITY LAND USE POLICIES

5.1 INTRODUCTION

The following Community Land Use policies complement the Land Use Policies specified in **Section 4**. Community Land Use Policies are topic-based (e.g. parks and trails or transportation) and generally apply to the entire Village. Whereas **Section 4: Land Use Policies** mainly addresses individual properties, this section focuses on vital community elements that connect us all, such as parks, open spaces, roads, water infrastructure, economic development, and health and well-being. All community members, Council, developers, and citizens should review these policies to understand the Village’s priorities.

5.2 TRANSPORTATION & MOBILITY

INTRODUCTION

Transportation and Mobility is more than just planning for vehicles; it’s also ensuring that pedestrians, cyclists, and others who wheel around can move safely and efficiently around the Village.

The Village has a road and sidewalk network that is focused on Marine Drive as the main artery and point of access for most commercial, recreational, and public services. Outside of Marine Drive the Village’s road network is mainly a modified grid pattern with minimal cul-de-sacs (see **Map 4 | Transportation Network**). This efficient and mobility-friendly road pattern has many benefits and should be maintained by limiting any future cul-de-sacs.

The Village also has wide (20-30m wide) road rights-of-way that are required for snow storage, but may have capacity for additional usage, such as landscaped boulevards, sidewalks, and parking. Alleys are undersized (~3.5m wide) and are not wide enough to functionally serve as a public access to rear yards. Infill may increase the importance of alleys for access, however wider alley rights-of-way would be required to service rear yards. Until a detailed study of how alleys should be used in the future can be completed, vehicular access should only be considered from roads and side streets.

Regionally, transportation is an issue for many in the community that need to travel to other surrounding communities for employment and health care services. Being located ‘at the end of the road’ means that public transit is important for those who do not have easy access to a vehicle.

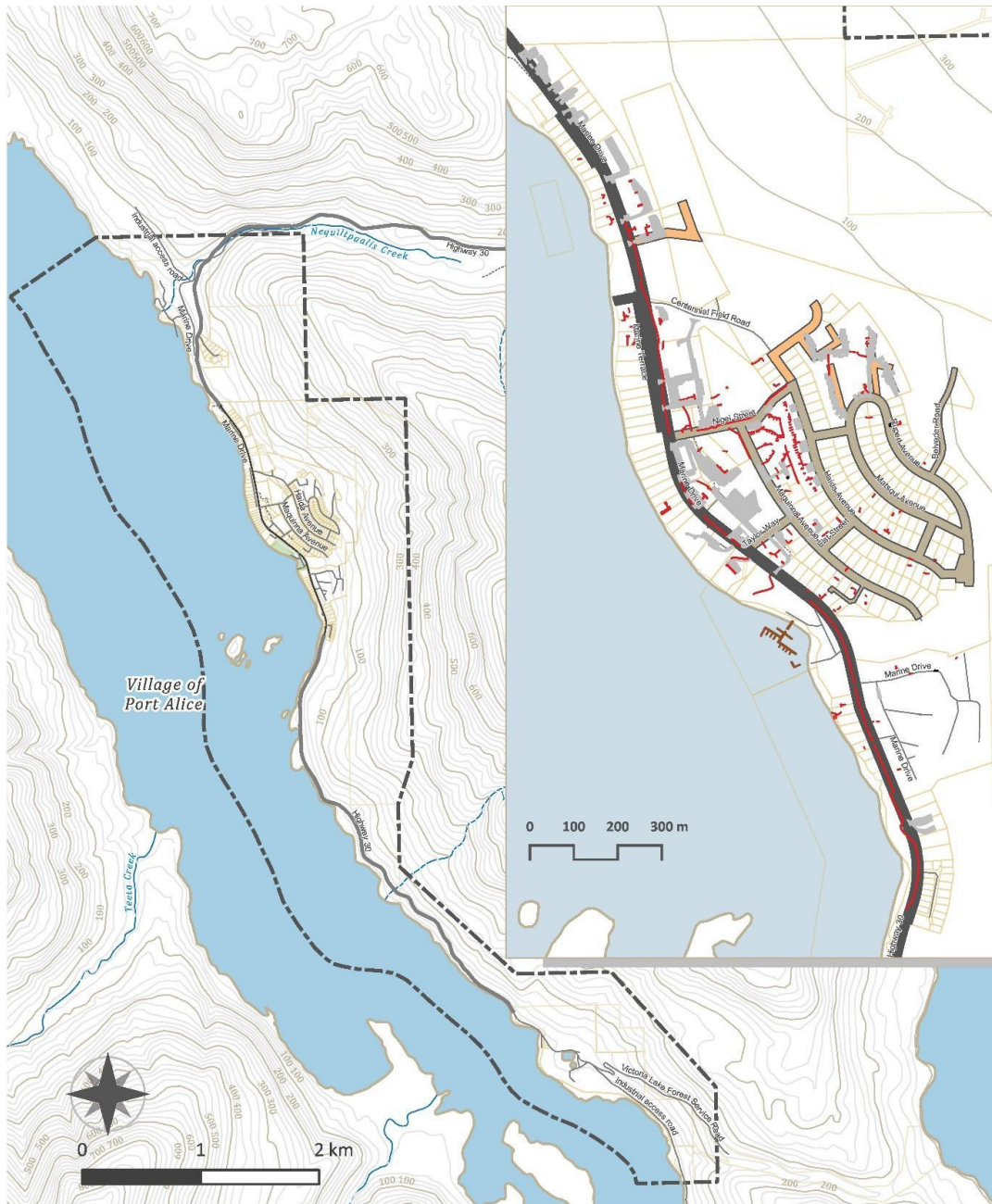
INTENT

The Village’s future transportation and mobility network should maintain the grid pattern. Cul-de-sacs should be avoided as they break up the grid pattern and generally are not part of the Village’s road network, except where required due to natural features. Pedestrian and cycling mobility safety should continue to evolve in the Village, which may take the form of sidewalks, trail extensions, and signage on local streets noting they are for pedestrians and cyclists.

POLICIES

- 5.2.1 Existing transportation and mobility features are shown on [Map 4 | Transportation Network](#).
- 5.2.2 Developers shall be required to dedicate land for public right-of-ways for the purpose of expansion or completion of the Village’s road network with emphasis on maintaining a grid pattern, including roads, lanes, and pathways. The Village’s land dedication requests should be guided by [Map 4 | Transportation Network](#).
- 5.2.3 New development shall maintain the Village’s grid network, including closely matching block size and geometry where possible. Cul-de-sacs are discouraged unless required due to natural features (e.g. steep slopes, wetlands, and rivers).
- 5.2.4 The Village should continue to work with the Ministry of Transportation and Infrastructure (MOTI) to ensure safe highways in and around Port Alice.

Map 4 | Transportation Network



Transportation Infrastructure

- | | | | |
|----------------------|---------------------|--------------------------|-----------------|
| — Expressway-Highway | Alleyway-Lane | ■ Major Collection Roads | ■ Docks Marinas |
| — Arterial | ▭ Municipality | ■ Minor Collection Roads | ■ Sidewalk |
| — Local-Street | ▭ Parcels | ■ Local Roads | ■ Parking Lots |



- 5.2.5 The Village should work with surrounding communities and BC Transit to improve regional transportation options that:
 - i. improve timing to support full-time and youth employment, and
 - ii. improve frequency to support health care.
- 5.2.6 The Village should explore opportunities to maximize use of any underutilized right-of-ways in the Village (e.g. buiding of sidewalks or trails, creation of formal parking areas, landscaping and flower plantings).
- 5.2.7 The Village should continue to work towards a continuous sidewalk and pathway network along Marine Drive.
- 5.2.8 The Village should identify opportunities for visitors to “park once” and then explore the Village on foot or by bike (e.g. a designated and signed visitor / tourist parking area that is well connected to sidewalks and pathways).
- 5.2.9 The Village should complete a detailed review of options for closing, expanding (e.g. to allow for laneway homes), or converting alleys to different uses (e.g. trail or pathway).

5.3 Solid Waste Management

During community engagement citizens expressed concerns about bears in the Village due to garbage and solid waste disposal. Solid waste management is an essential service the Village maintains through community garbage bins and disposal. While bears and garbage is an issue with overlapping municipal and provincial jurisdiction, it directly impacts the lives and safety of citizens. Proper garbage handling and disposal by citizens and the Village is important to managing safety of wildlife and solid waste. Where possible, the Village will continue to improve its solid waste disposal to prevent problems with wildlife.



POLICIES

- 5.3.1 The Village will continue to review its approach to solid waste management to determine if any improvements can be made. Administration will provide a yearly report to Council on solid waste management in the Village.
- 5.3.2 The Village will continue to work with provincial authorities on issues of wildlife and solid waste management.
- 5.3.3 The Village will continue to educate citizens, businesses, and visitors on the importance of proper solid waste handling and disposal.

- 5.3.4 New developments and strata may be required to provide their own bear-proof waste collection and disposal.

5.4 INFRASTRUCTURE & SERVICING

GENERAL INFRASTRUCTURE

Infrastructure and servicing include the municipal water system, wastewater system, storm water infrastructure, and other related utilities and services. Proper management of these key municipal assets and systems is important for good governance.

GENERAL INFRASTRUCTURE POLICIES

- 5.4.1 The Village shall continue to undertake asset management to manage the Village’s infrastructure and other capital assets in a cost-effective and proactive way.
- 5.4.2 The Village should create and update an Asset Management Plan to support prioritized and holistic investment in infrastructure planning, maintenance, and repair.
- 5.4.3 Developers shall be required to cover third-party professional costs (e.g. engineering) associated with the review or analysis of the servicing requirements for a proposed development.
- 5.4.4 The Village should explore opportunities to upgrade or install infrastructure in conjunction with other planned works (i.e. replace water lines when repairing roads) to save money long-term.

5.5 Water & Wastewater

The Village provides potable water and wastewater collection to citizens from its water and wastewater systems as shown on **Map 5 | Water System** and **Map 6 | Wastewater Sewer Infrastructure**. The Village’s water and wastewater systems are its largest and most valuable assets, which requires proper asset management and maintenance.

WATER POLICIES

- 5.5.1 The Village shall ensure that all developments are provided with a safe and healthy supply of water and collection of wastewater.
- 5.5.2 All new developments within the Village Core shall be connected to the Village’s water and wastewater systems.
 - i. Developments outside the Village Core may be required to connect to the Village’s water and/or wastewater system if the proposed development is in close proximity to the Village’s water and/or wastewater system, and for which connectivity to the Village system is deemed feasible by the Village and/or its expert advisors.

5.5.3 The Village may require properties at the edge of the Village Core that are currently not serviced by the municipal water or wastewater system to connect in the future, with costs shared between the Village and private landowners.

5.5.4 The Village shall upgrade the water and wastewater systems as needed.

5.6 STORMWATER SYSTEM

The Village’s stormwater system, which consists mainly of stormwater catch basins, stormwater ditches, and pipes, is shown on **Map 7 | Stormwater Infrastructure** as is the protective dike above the Village.

STORMWATER SYSTEM POLICIES

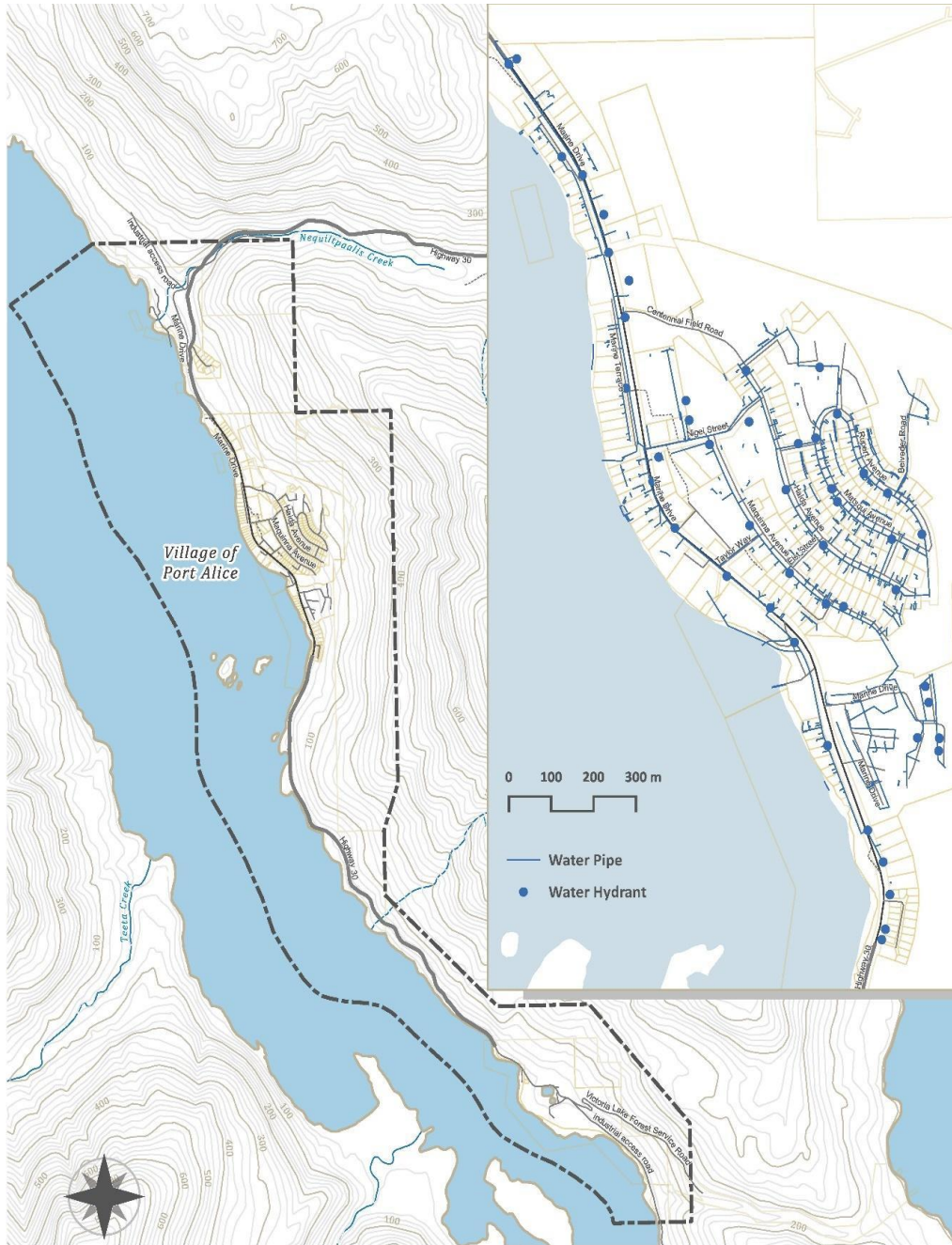
5.6.1 The Village should complete a Stormwater Master Plan for the Village Core, including climate change considerations that explores the following:

- i. source controls, such as but not limited to rain gardens and dry wells;
- ii. major rain and weather events that may be more extreme due to climate change;
- iii. incentivizing on-site stormwater treatment on private lands; and
- iv. infill / redevelopment of existing areas where there is a higher proportion of impermeable surfaces.

5.6.2 Individual developments shall provide a drainage plan or storm water management plan acceptable to the Village that is consistent with any Stormwater Master Plan adopted by the Village.

- i. The Village may require third-party professional review of any drainage plan or stormwater management plans. Third-party professional reviews shall be paid for by the proponent of the development.

Map 5 | Water System

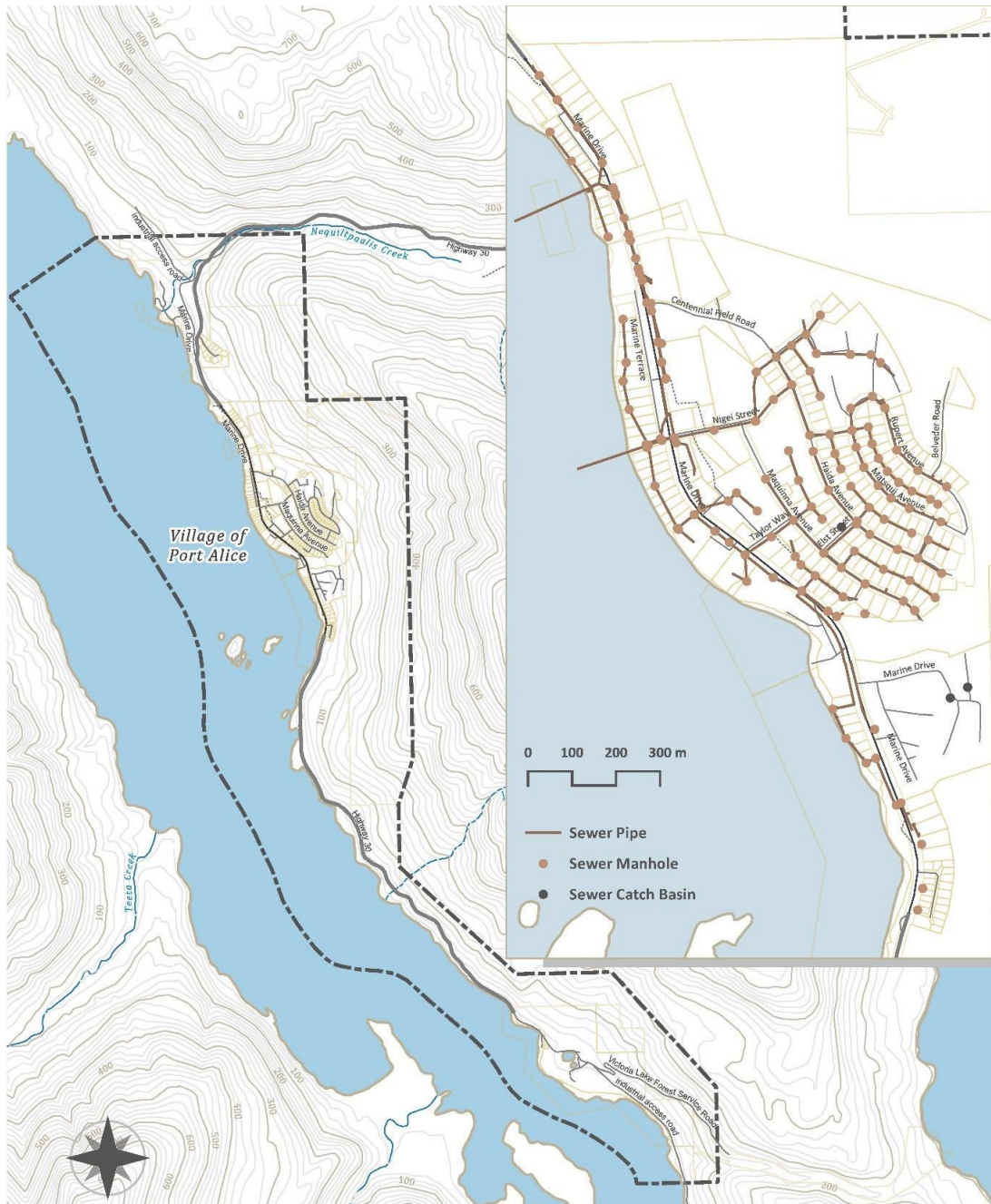


Water Infrastructure

- Expressway-Highway
- Arterial
- Local-Street
- Alleyway-Lane
- ▭ Municipality
- ▭ Parcels



Map 6 | Wastewater Sewer Infrastructure

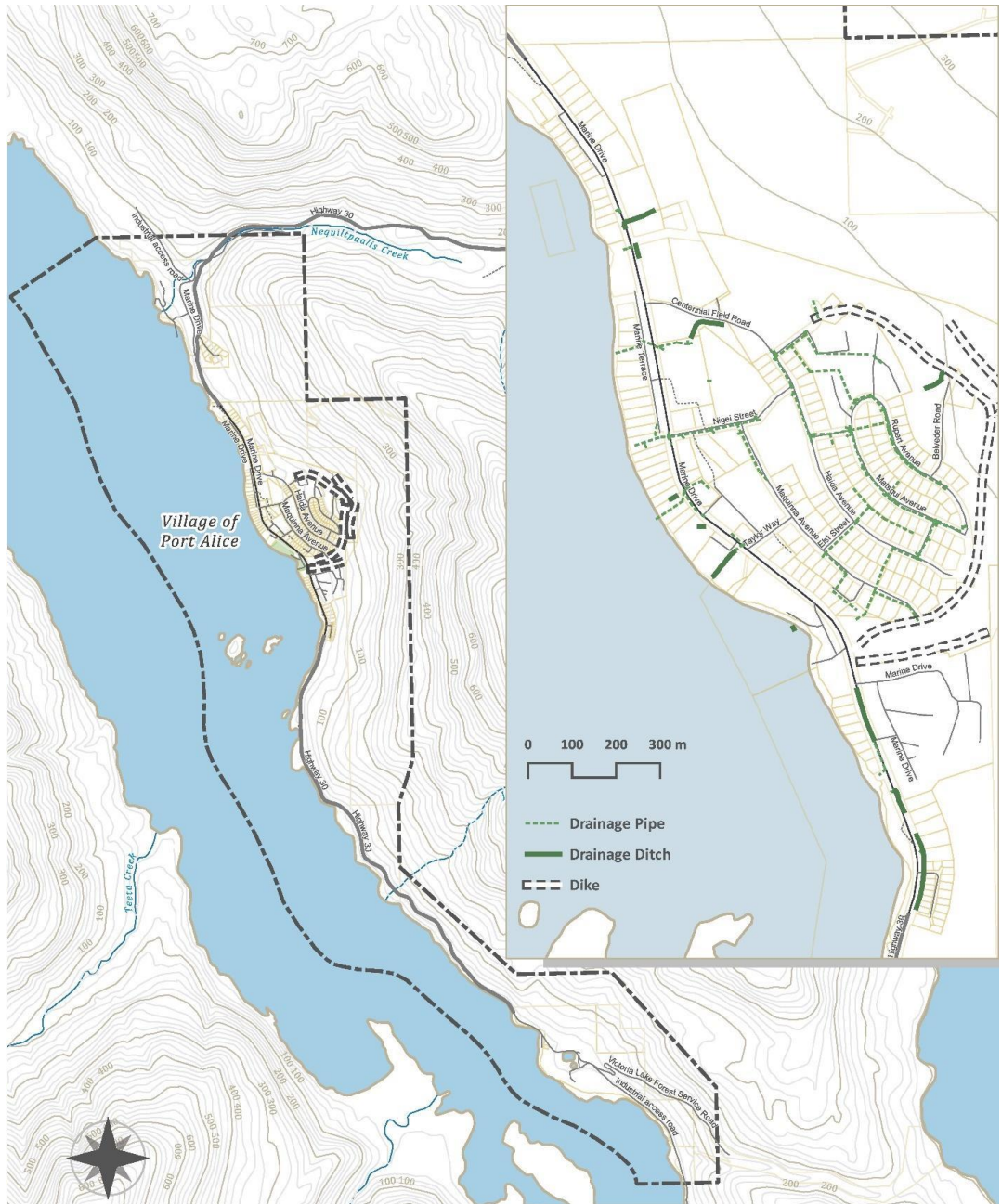


Sewer Infrastructure

- Expressway-Highway
- Arterial
- Local-Street
- Alleyway-Lane
- ▭ Municipality
- ▭ Parcels



Map 7 | Stormwater Infrastructure



Stormwater Infrastructure

- Expressway-Highway
- Arterial
- Local-Street
- Alleyway-Lane
- ▭ Municipality
- ▭ Parcels



5.7 Internet

The access to high-speed internet (e.g. 25 Mbps or more) for Village citizens is not consistent and should be improved given its importance to business, economic development, daily social lives, and educational purposes. The importance of Internet reliability and speed will rise over time as Port Alice steps into economic opportunities that are more technical (e.g. independent entrepreneur, digital nomad, creator, professional service-focused).

POLICIES

- 5.7.1 The Village should continue to investigate opportunities to encourage improved high-speed internet for its citizens.

5.8 Street Lighting

The use of street lighting can assist with a feeling of safety and security in a Village. However, streetlights can also have a negative impact on wildlife and impact the ability of people to see the night skies. The Village should balance street lighting standards and safety with community values around environmental stewardship.

POLICIES

- 5.8.1 Street lighting and other municipal outdoor lighting should comply with Dark Skies lighting standards and guidelines.²

5.9 Ecological Protection and Enhancement

INTRODUCTION & OBJECTIVES

Environmental sustainability and resilience are very important to Port Alice residents. Environmental policies reflect a core community value that deeply respects the natural environment and deepens resident connection to land and place.

POLICIES

- 5.9.1 Provincial and federal environmental regulations are recognized and applicable within the Village boundaries.
- 5.9.2 Protection and enhancement of local environmentally sensitive areas, local water bodies and aquatic species, and wildlife corridors will be considered in all Village decisions about land use planning and development.

² For more information on dark skies see: www.darksky.org

- 5.9.3 The Village will encourage developers on private land to preserve and retain existing trees where it can be done safely.
- 5.9.4 All new developments should incorporate FireSmart Canada principles and design standards.
- 5.9.5 The Village should work closely with biologists and waste management professionals and incorporate traditional ecological knowledge (TEK) to determine an appropriate strategy for living with wildlife and minimizing dangerous wildlife encounters in the Village.
- 5.9.6 The Village may wish to incorporate traditional ecological knowledge into decision-making to support efforts to maintain water quality and environmental integrity and to restore the ecological function where feasible (e.g. riparian areas, foreshore, fish habitat) due to the many ecosystem services these areas provide to the Village and the region and for its tourism value.
- 5.9.7 The Village will continue to monitor and address invasive species management in the community.

5.10 Future Growth

INTRODUCTION & OBJECTIVES

Planning for future growth and development is important to anticipate the need for new commercial, industrial or residential land and to direct development to the most optimal locations within the Village.

The Village of Port Alice benefits from having opportunities to intensify and redevelop lands within the Village's boundary. While **Map 2** identifies properties that are vacant, there are also other properties that would be great for redevelopment due to abandoned buildings or a lack of utilization of the property.

POLICIES

- 5.10.1 The Village promotes the infilling and redevelopment of vacant land as shown on **Map 2 | Vacant Parcels** or the redevelopment of abandoned or under-utilized properties in the Village Core.
- 5.10.2 Infill developments should align with the existing character of the neighbourhood, such as setbacks, landscaping, building height, and architectural design.
- 5.10.3 The Village should determine a general vision and guidance for the future land use of the former mill site.

5.11 Economic Development

INTRODUCTION & OBJECTIVES

Port Alice's transition from resource extraction to a services, knowledge, and tourism economy requires enabling actions, including but not limited to: planning policies that enable investment, 1 Gbps broadband Internet, and affordable housing. Overnight tourist accommodation is critical to local tourism and the community economic benefits of it. In the absence of a destination resort that generates its own demand temporary tourist accommodation on residential properties will be a key solution – recognizing the need to maintain balance with permanent residents and their housing needs.

The Village's economic health is also closely tied to regional economic trends and developments. Local residents and business owners rely on employment and customers that span a wide geographic area beyond the Village.

Acknowledging this regional economy, the Village collaborates on economic development with regional municipal partners in the area. A series of economic development reports and strategies have been completed to guide and take action on economic development.

These documents include:

- Port Alice's Economic Development Strategy "Port of Potential"
- North Island Coordinated Workplace Strategy: Supporting Economic and Employment Growth in the Mount Waddington Region
- Mount Waddington Regional Housing Needs Report

POLICIES

Locally, within the Village, there are many opportunities for the Village to grow its economic base as outlined in the Port of Potential report, including: enhancing business in the Village Core along Marine Drive, redeveloping vacant and abandoned properties, more deeply enabling and promoting home-based businesses, developing more housing, and building a tourism economy.

5.11.1 The Village should develop an inter-connected set of investment-attraction focused land use policies that enable infill, redevelopment, and development of commercial, industrial, and mixed use land, including but not limited to:

- i. lower or removed non-residential parking standards;
- ii. greater lot coverage;
- iii. greater permissions for temporary mobile or building structures;
- iv. permissions for addition of second-level building heights on Village Core buildings;
- v. removal of minimum space size restrictions;
- vi. allowance for smaller commercial spaces;
- vii. permissions for craft manufacturing with associated retail;
- viii. more permitted/fewer discretionary uses; and
- ix. permissions for same-floor or multi-floor configurations for work-live buildings.

- 5.11.2 The Village will continue to participate in regional economic development partnerships.
- 5.11.3 The Village should act to implement recommendations from the Port Alice Economic Development Strategy “Port of Potential”.
- 5.11.4 The Village should continue to pursue opportunities to enhance access to internet for its citizens, businesses, and institutions.
- 5.11.5 The Village should more deeply enable and support home-based businesses as a viable economic development opportunity that fits within the character of Port Alice, including development of more enabling regulations that are performance-based rather than restrictive rules-based zoning standards.
- 5.11.6 The Village should advocate for Level 2 remediation of the former mill site lands to enable a broader range of economic development activity consideration
- 5.11.7 The Village should ensure future development of the former mill site lands provides a net economic benefit to the Village and the region following clean up of the site.
- 5.11.8 The Village should continue to support the development and expansion of community gardens.
- 5.11.9 The Village may establish an Urban Agriculture Policy to nurture local food production and food security, and enable consideration of craft food and beverage manufacturing opportunities.
- 5.11.10 The Village should work with surrounding communities and BC Transit to improve regional transportation options.
- 5.11.11 The Village should develop a Resident Attraction Strategy and sustained marketing program focused on an affordability, low business costs, and Internet connectivity to attract "the independents" as a key source of population growth.
- 5.11.12 The Village should publish a directory of non-residential and/or mixed use land parcel availability.
- 5.11.13 The Village should establish a short-term tourist accommodation policy that features a maximum days stay/year and/or permissions for an established number or ratio (temporary tourist accommodation to total number of dwelling units) of short-term tourist accommodation. The Village shall require a development permit for all short-term tourist accommodation to monitor this performance criteria, including permit restriction once performance criteria have been met.

5.13 Public Services

INTRODUCTION & OBJECTIVES

Public services and facilities are vital to the life of a community. They include schools, government offices, and other public facilities and spaces. Public services and facilities should be placed in the heart of the Village to add vibrancy to community life. Supporting the Village’s public services and facilities is a key aspect of community building and this OCP.

POLICIES

- 5.13.1 Public services and community facilities should consider future needs as a result of climate change, and how they can help the community during times of stress. These may include:
- i. refuge space from heat waves, wildfire smoke, power outages, and other similar circumstances;
 - ii. cool and clean air refuges; and
 - iii. shared outdoor public spaces.
- 5.13.2 In addition to consultation requirements in the Local Government Act regarding School Districts, the Village will continue to work with partners at the School District on creating a great community for students and families, including addressing:
- i. safe routes to school via walking, biking, school buses, and personal vehicles;
 - ii. traffic safety, parking, and movement of vehicles during drop-off and pick-up times in and around schools;
 - iii. shared use of facilities;
 - iv. snow clearing and transportation planning; and
 - v. other matters as they may arise.
- 5.13.3 The Village will prioritize active mobility infrastructure (pathways, sidewalks) and associated snow clearing to public and institutional buildings and uses.
- 5.13.4 The Village will work collaboratively with government, private or non-governmental organizations, and agencies on the strategic location and design of new institutional developments to support alignment with the growth strategy, vision, and policies of this OCP.
- 5.13.5 The Village will investigate developing a centrally located community village square, village market, or central gathering place in the heart of the Village Core.

5.15 Arts & Culture

INTRODUCTION & OBJECTIVES

Arts and culture add vibrancy, colour, inclusion, and diversity to society. A vibrant arts and culture community can appear in different ways to different people. Building upon existing cultural assets and creating a vibrant Village Core with a point of interest and distinction is a critical element in the pursuit of a long-term sustainability goal of a vibrant arts and culture community. Research indicates visible arts and culture, and associated placemaking, has numerous social and investment attraction benefits.

POLICIES

- 5.15.1 The Village should work with regional arts and cultural organizations and artisans to support a blend of cultural attractions, including seasonal festivals and fairs.
- 5.15.2 The Village should support the Village Core, marina, and waterfront as the heart of the community by hosting festivals and special events in the areas.
- 5.15.3 The Village should incorporate art into public spaces and parks throughout the community.
- 5.15.4 The Village should partner with local Indigenous Groups to develop artistic and cultural projects in the community.

5.16 Indigenous Relationships

INTRODUCTION & OBJECTIVES

Reconciliation is a long, ongoing process, one that cannot be achieved in a single Official Community Plan. The purpose of reconciliation is to establish and maintain respectful relationships and to support strong, healthy, and sustainable Indigenous nations throughout Canada.

This OCP has identified areas of shared interest where partnerships and collaborations are supported. These serve as starting points to develop meaningful relationships between Indigenous peoples and the Village of Port Alice. Continued dialogue and collaboration are needed to learn from and engage and collaborate with Indigenous nations.

POLICIES

- 5.16.1 The Village should continually communicate with local Indigenous groups to build trust with the goal of strengthening relationships.
- 5.16.2 The Village should identify opportunities to collaborate with local Indigenous groups on economic opportunities, environmental protection, and ecological enhancement.

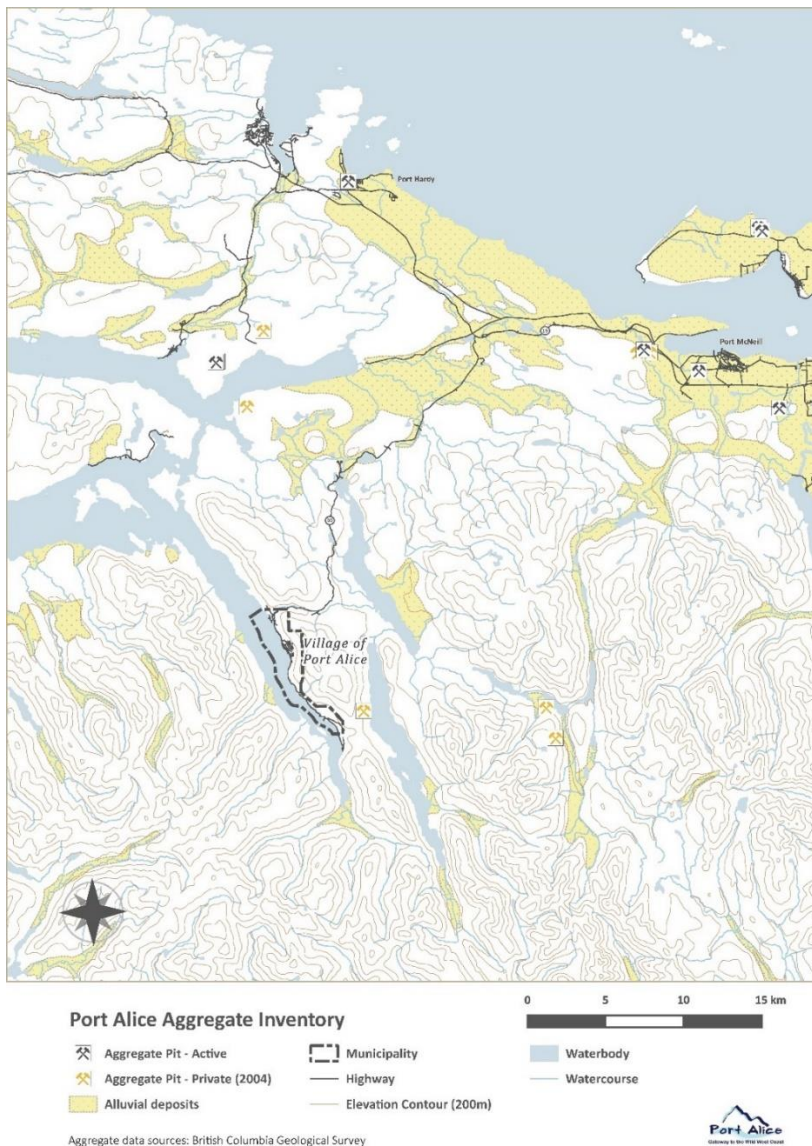
5.16.3 The Village should identify opportunities to collaborate with local Indigenous groups on weaving their history, culture, and knowledge into long-term plans and physical projects.

5.17 Sand & Gravel Reserves

INTRODUCTION & OBJECTIVES

Provincial legislation requires Official Community Plans to identify the approximate location of their sand and gravel deposits that are suitable for future sand and gravel extraction. According to available provincial mapping shown on **Map 8 | Sand and Gravel Deposits in the Region** there are no sand or gravel deposits within the Village's municipal boundaries.

Map 8 | Sand and Gravel Deposits in the Region



POLICIES

5.17.1 Where possible, sand and gravel extraction should be focused within the R- Resource land use area and is discouraged within the Village Core. Where extraction does occur, any extraction activities shall:

- i. avoid environmentally sensitive areas;
- ii. ensure adequate setbacks to residential, institutional, community and commercial use areas;
- iii. minimize negative impacts from truck traffic; and
- iv. remediate the site when extraction is completed.

5.18 Climate Change Adaptation & GHG Reductions

INTRODUCTION & OBJECTIVES

Climate change is a present reality with serious impacts for municipalities and their citizens, including increased probability of wildfires, flooding, heat waves, and droughts. Climate change is challenging municipal infrastructure as communities evaluate the climate resilience of storm water systems, water system capacity during droughts, flood protection systems, and wildfire protection strategies.

The Local Government Act requires that an OCP “Must include targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets.” The Village takes its responsibilities to reduce greenhouse gas emissions (GHGs) seriously and has identified a plan to reduce GHGs in this section of the OCP. Furthermore, the Village recognizes its vulnerability to climate change forces and has identified strategies to become more resilient and adaptable to climate change.

POLICIES

5.18.1 The Village should promote active modes of transportation (walking, cycling, wheeling) through the continued development of a safe off-street sidewalk and pathway system.

5.18.2 The Village should work with the Provincial Transit Authority to encourage and promote public transit opportunities for Port Alice.

5.18.3 The Village shall prioritize and support energy efficient infill development and intensification of currently serviced areas that are located within walking/biking distance to stores, services and amenities (e.g. Village Core).

5.18.4 The Village supports site design that incorporates native plants and other xeriscape species that reduce energy and water use required.

5.18.5 The Village should work with local Indigenous groups to develop climate change adaptation strategies.

5.19 Affordable Housing

INTRODUCTION & OBJECTIVES

Housing affordability is key to maintaining a healthy inclusive community. A diverse range of citizens, including those of various ages and economic levels, creates a dynamic and resilient community. For the Village, housing affordability can also assist with ensuring a strong permanent population.

Housing affordability can be addressed in many ways, including providing a diversity of housing types, government sponsored housing projects, creating tax incentives to ensure adequate supply, adopting policies and zoning that encourages affordable housing, and reducing fees and charges for affordable housing projects. However, for Port Alice the lack of development activity is the largest impediment to housing affordability, since without new construction the quantity of housing units will drop and prices will rise. Kick-starting the local housing economy is a key to maintaining the Village's relative affordability.

POLICIES

- 5.19.1 The Village should consider incentives for creating and maintaining affordable housing, using available means such as: waiving, reducing, or deferring applicable charges fees, or taxes where appropriate; and creating supportive policies and Zoning regulations.
- 5.19.2 The Village should review its Zoning Bylaw for opportunities to enable and encourage construction of affordable housing and a diversity of housing types, including:
 - i. permitting a greater diversity of housing types within most zones;
 - ii. allowing more than one dwelling unit on most residential parcels of land, including up to three units;
 - iii. encouraging more home-based business opportunities so that citizens can afford to stay in their homes; and
 - iv. supporting accessory dwelling units.
- 5.19.3 The Village should commission production of 4-5 accessory dwelling unit designs that are pre-approved and/or maintain a directory of construction contractors who can build accessory dwelling units.
- 5.19.4 The Village will support government and non-government agencies and organizations in the creation of affordable housing in the Village.
- 5.19.5 The Village and/or developers shall work with local agencies to provide amenities and services that complement supportive age in place and seniors housing.
- 5.19.6 The Village supports partnerships within the community that facilitate residential infill development for affordable, rental, supportive and/or seniors housing needs.



6 DEVELOPMENT PERMIT AREAS

6.1 What is a DPA?

The Local Government Act (LGA) allows municipalities to designate certain areas within the Village boundaries as Development Permit Areas (DPAs). A DPA identifies locations that need special treatment for purposes such as protection of development from hazards, establishing objectives for the form and character of an area, or revitalization of a commercial use area.

As per the LGA, within a DPA a property owner is required to get a development permit prior to: subdividing land; or constructing, adding to or altering a building (see the LGA for full legal details). A local government may also issue a development permit that varies or supplements a subdivision or zoning bylaw, but it must not vary the use or density permitted in the bylaw.

The following DPAs are hereby established in the Village as shown on **Map 9**.

Environmental Protection DPAs:

- a. Coastal or Shoreline Areas Protection
- b. Riparian Areas Protection
- c. Open Slope Hazard

6.2 General DPA Policies

6.2.1 Unless exempted within Section 6.3, within all Development Permit Areas, property owners and developers must obtain a Development Permit prior to:

- i. subdivision, which means creating one or more vacant parcel(s) where any portion of the parent parcel under application is located within any DPA;

- ii. construction, which means new builds or addition to or alteration of a building or structure where any portion of the proposed development footprint is located within any DPA; or
- iii. stripping and grading, which includes removal of trees, vegetation, stripping and grading of land for the purposes of development, where any portion of the proposed development is located within any DPA.

6.2.2 Construction of public trails are subject to the following:

- i. The trail will be built to BC Parks standards for the type of trail proposed and built using established best management practices.
- ii. The trail must be a maximum 1.5 metres in width.
- iii. 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).
- iv. The trail provides the most direct route of feasible passage through the DPA.
- v. Sensitive habitat will not be impacted by the presence of the trail.
- vi. The ground must be stable, i.e., erodible stream banks or other erosion-prone areas must be avoided.
- vii. 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.
- viii. No motorized vehicles are permitted.

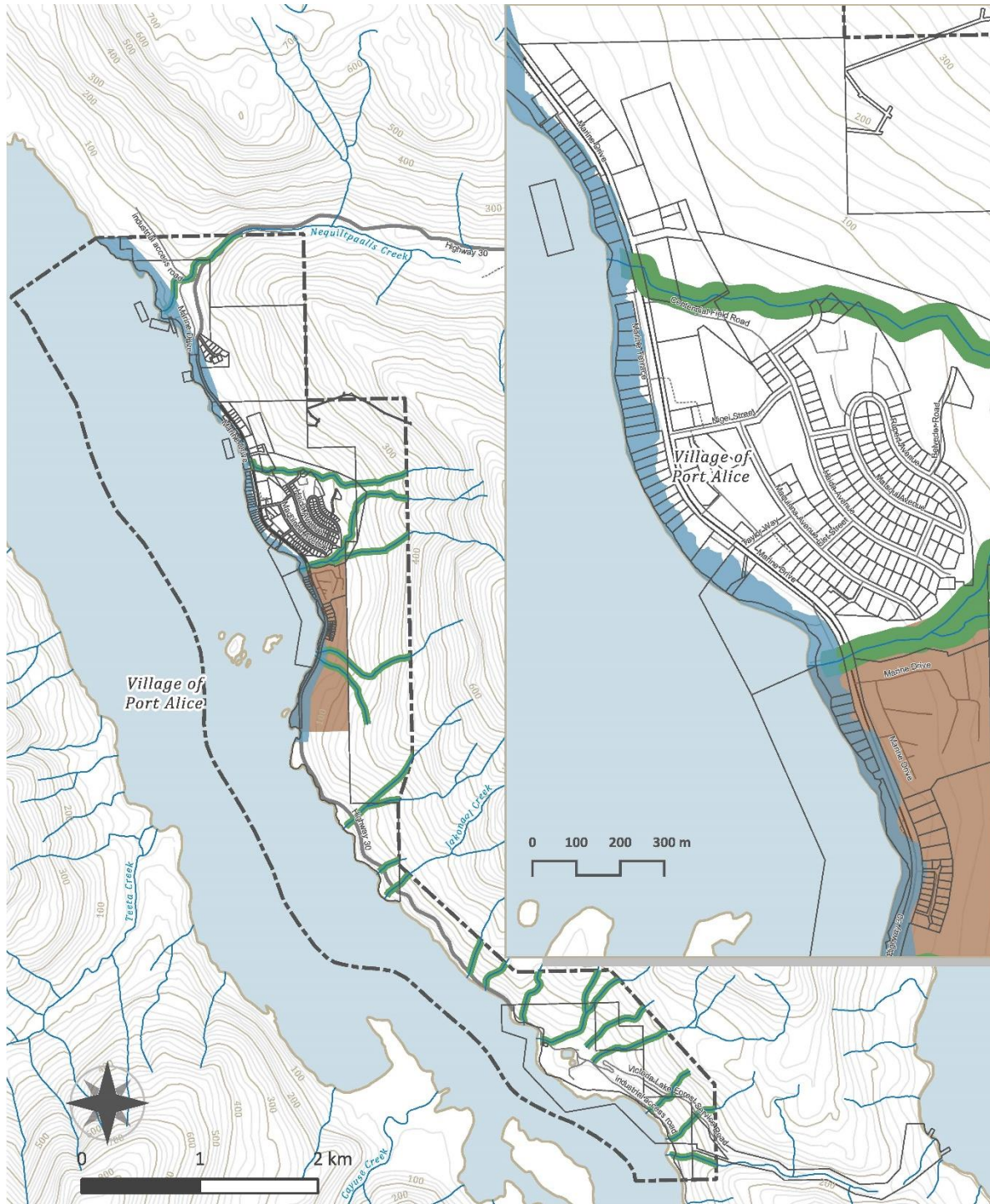
6.3 General DPA Exemptions

The following activities are exempt from requiring a development permit. Despite the exemption provisions, it is the owner's responsibility to research and meet the requirements of any applicable federal or provincial regulations.

- 6.3.1 A Development Permit is not required for 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.
- 6.3.2 A Development Permit is not required for decks, accessory buildings / garden sheds less than 47 m² (500 ft²), 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.
- 6.3.3 A Development Permit is not required for planting or replanting of native trees, shrubs or ground cover for slope stabilization, habitat improvement or soil stabilization or erosion control.

- 6.3.4 A Development Permit is not required for 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.
- 6.3.5 A Development Permit is not required for 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.
- 6.3.6 A Development Permit is not required for 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.
- 6.3.7 A Development Permit is not required for 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.
- 6.3.8 A Development Permit is not required for 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.
- 6.3.9 A Development Permit is not required for emergency procedures to prevent, control or reduce immediate threats to life or property including:
- i. emergency actions for flood protection and erosion protection;
 - ii. removal of hazard trees;
 - iii. clearing of an obstruction from bridge, culvert or drainage flow;
 - iv. bridge and safety fence repairs in accordance with the *Water Act*;
 - v. 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; and
 - vi. 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.
- 6.3.10 A Development Permit is not required for forestry activities on private lands that are managed under the *Private Managed Forest Land Act*.
- 6.3.11 A Development Permit is not required for activities permitted by the provincial government on Crown forestry lands.

Map 9 | Development Permit Areas



Development Permit Areas

- Development Permit Area 1 - Coastal or Shoreline Areas Protection
- Development Permit Area 2 - Riparian Areas Protection
- Development Permit Area 3 - Open Slope Hazards



6.4 DPA 1 – Coastal Shoreline Areas Protection

CATEGORY

Pursuant to Section 488(1)(b) [protection of hazardous conditions] of the *LGA*, the shoreline of Neroutsos Inlet is designated as **DPA 1 – Coastal Shoreline Areas Protection**, as generally shown on **Map 9**, for the protection of hazardous conditions for areas subject to flooding, land slip, erosion, and tsunamis.

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. The DPA establishes objectives for the protection of the natural environment and protection of development from hazardous conditions pursuant to the *Local Government Act*.

INTENT

The intent of this DPA is to increase the resiliency and sustainability of Port Alice in the face of climate change through protection of sensitive coastal areas and regulation of land uses within hazardous areas. 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.

EXEMPTIONS WITHIN THIS DPA

In addition to the exemptions within Section 6.3, the following exemptions are also applicable to this DPA:

- 6.4.1 Any exterior renovations to a Building or Structure within the existing footprint of the Building or Structure, as of the date that this Bylaw is adopted and was legally developed.
- 6.4.2 Additions of up to 25-percent (25%) of the total Floor Area of the subject building(s), subject to the addition being above or at the elevation of the legally approved existing Building or Structure and is no closer to the existing natural boundary of the sea, than the existing Building or Structure.

POLICIES & GUIDELINES

The following policies apply to lands identified as **DPA 1 – Coastal Shoreline Areas Protection** as shown on **Map 9 | Development Permit Areas**.

- 6.4.3 Lands within this DPA must remain free of development and in their current condition except where development is permitted by an approved Development Permit and is undertaken in compliance with all conditions contained within the approved Development Permit.

- 6.4.4 Development within this DPA shall only be permissible in accordance with information provided by a Qualified Environmental Professional (QEP) or Professional Engineer (PE) certifying the land may be safely used as intended. To certify the land may be safely used and developed, the applicant shall submit a professional Risk Assessment report signed and stamped by a QEP/PE that includes, at a minimum, the following:
- i. a detailed Site Plan (e.g. 1:2000 or larger) identifying all current and proposed Buildings and Structures on the site, and specifying the setback distances from the potential hazard area(s). All setback distances shall comply with setback distances recommended by the QEP/PE.
 - ii. an assessment and impact statement describing effects of the proposed development on the natural shoreline;
 - iii. recommendations to reduce any potential risk of damage to all existing and future Buildings or Structure, as applicable; and
 - iv. Flood Construction Levels (FCL), where applicable, prescribing an elevation above the natural boundary of the potential coastal flooding event.
- 6.4.5 Where the land may be safely used subject to conditions set out in a QEP/PE report, those conditions shall be set out in the Development Permit and upon completion of the development, the owner shall provide the Village with a statement certified by the QEP/PE that the construction was carried out in compliance with the conditions specified in the development permit.
- 6.4.6 No septic tank, drainage and deposit fields, or irrigation or water systems shall be constructed in this DPA.
- 6.4.7 A biophysical assessment of a site within this DPA affected by a development may be required. Based on this biophysical assessment of the site within an area designated in this DPA, 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.

6.5 DPA 2 – Riparian Areas Protection

CATEGORY

Pursuant to *Section 488(1)(b)*[protection of hazardous conditions] of the LGA.

DPA 2 - Riparian Areas Protection areas include all of the lands within 30 metres of mapped and unmapped streams and include watercourses, lakes, streams, ponds, and wetlands identified as fish-supportive habitat or connected to watercourses. These lands are shown on **Map 9**. Stream alignments from Provincial databases have been acquired.

Within the OCP these lands include, but are not limited to:

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

INTENT

The following DPA guidelines are intended to manage and regulate development to protect riparian areas within the Village. 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.

Specifically, the following policies are intended to:

1. promote the enhancement and restoration of wildlife and fish habitat, sensitive aquatic ecosystems, water quality and quantity and vegetation in riparian areas, and
2. minimize the risk of damage to human life and property and support the protection and enhancement of the natural environment.

POLICIES & GUIDELINES

The following policies apply to lands identified as **DPA 2 Riparian Areas Protection** as shown on **Map 9**.

- 6.5.1 Lands within this DPA must remain free of development and in their current condition except where development is permitted by an approved Development Permit and is undertaken in compliance with all conditions contained within the approved Development Permit.
- 6.5.2 In the absence of a report from a qualified environmental professional, a minimum buffer of 30 metres is required from the middle of any creek as shown on **Map 9** or as confirmed by a QEP/PE and any new building or structure not in existence at the date of adoption of this Plan.

- 6.5.3 Where policies in 6.5.1 or 6.5.2 render a parcel of land undevelopable, a lesser setback may be permissible in accordance with information provided by a Qualified Environmental Professional (QEP) or Professional Engineer (PE) to certify the land may be safely used as intended. Where the land may be safely used subject to conditions set out in a QEP/PE report, those conditions shall be set out in the Development Permit and upon completion of the development, the owner shall provide the Village with a statement certified by the QEP/PE that the construction was carried out in compliance with the conditions specified in the development permit.
- 6.5.4 The proponent of a development shall obtain a QEP/PE to certify that development and associated activities do not impact a stream's flows, natural drainage patterns, and the natural stream channel geometry.
- 6.5.5 Development permit applications that encroach on areas designated as **DPA 2 – Riparian Areas Protection** should include a report prepared by a qualified environmental professional outlining the following information:
- i. a detailed site plan (e.g. 1:250 scale or larger) identifying the middle of the creek and a 30 metre setback line;
 - ii. an environmental and biophysical assessment carried out by a QEP or PE;
 - iii. identification of an area to be covenanted as a 'no-build area' and registered on title in the Land Registry Office;
 - iv. an inventory of fish species and related habitat;
 - v. an impact statement describing the effects of the proposed development on the natural conditions;
 - vi. measures deemed necessary to protect the integrity of streamside protection and enhancement areas from the effects of development; and
 - vii. guidelines and procedures for mitigating habitat degradation.

6.6 DPA 3 – Open Slope Hazards

CATEGORY

Pursuant to Section 488(1)(b)[protection of hazardous conditions] of the LGA. These lands are shown on **Map 9**.

INTENT

DPA 3 – Open Slope Hazards is intended to manage and regulate development to protect residents and property from the potential risk of slope failure, mud flows, land slip, rock falls, avalanche, and debris flows.

POLICIES

The following policies apply to lands identified as **DPA 3 - Open Slope Hazards** as shown on **Map 9**.

- 6.6.1 Lands within the Open Slope Hazards DPA shall remain free of development and in their current condition unless the proposed development is supported by a report from a Qualified Environmental Professional (QEP) or Professional Engineer (PE) providing proof which demonstrates the land is suitable for the proposed development.
- 6.6.2 Where policies in 6.6.1 render a parcel of land undevelopable, development may occur in accordance with information provided by a Qualified Environmental Professional (QEP) or Professional Engineer (PE) to certify that the land may be safely used as intended. Where the land may be safely used subject to conditions set out in a QEP/PE report, those conditions shall be set out in the Development Permit and upon completion of the development, the owner shall provide the Village with a statement certified by the QEP/PE that the construction was carried out in compliance with the conditions specified in the development permit.
- 6.6.3 A site-specific stormwater management plan undertaken by a QEP/PE shall be designed to manage sediment and run-off, including during and after construction.

6.7 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.

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) as shown on **Map 10 | Development Approval Information Areas**.

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, and 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.

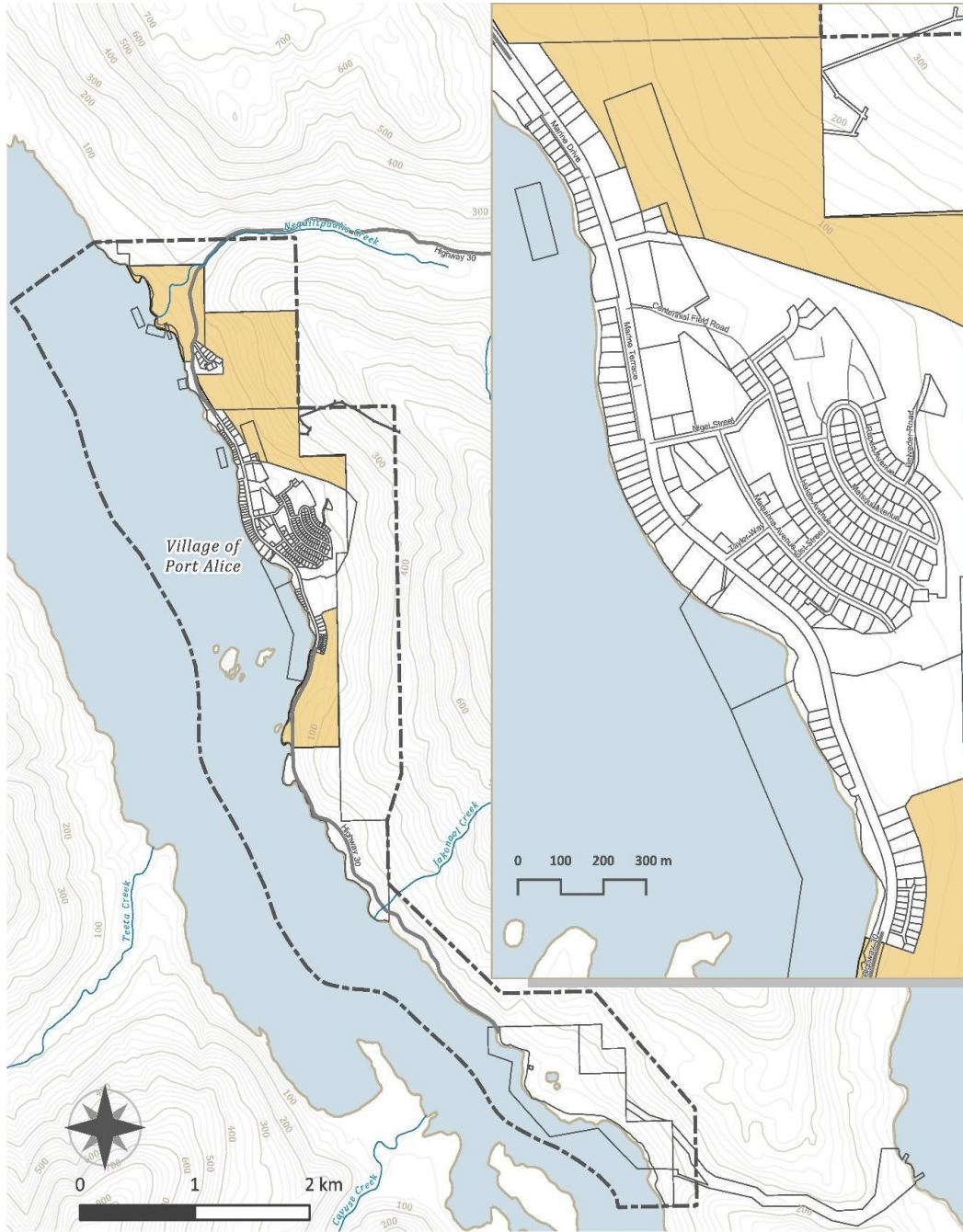
Relevant requirements and procedures to require development approval information under Sections 920.01 and 920.1 of the *LGA* may be developed for DPAs as identified in this Plan.

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 has adopted **Development Approval Information Bylaw No. 569, 2010**, to comply with this requirement of the *LGA*.

POLICIES

- 6.7.1 Development Approval Information Areas (DAIAs) are shown on **Map 10 | Development Approval Information Areas**.
- 6.7.2 Proposed developments within Development Approval Information Areas (DAIAs) as shown on **Map 10 | Development Approval Information Areas** shall comply with *Village Bylaw No. 569, 2010 Development Approval Information Requirements and Procedures*.

Map 10 | Development Approval Information Areas



Development Approval Information Areas

Development Approval Information Areas





APPENDICES

7 APPENDIX A | WHAT WE HEARD REPORT

8 APPENDIX B | OCP MASTER PLAN REQUIREMENTS

OCP Master Plan Submission Requirements

WHAT IS A MASTER PLAN?

A Master Plan is a comprehensive plan for a subdivision or a large development (e.g. multi-unit residential building or commercial development) that may include supporting studies and reports. A master plan should be a single document that combines all relevant maps, drawings, studies, and reports into one comprehensive package for review by the municipality as part of a planning or development application (e.g. rezoning, subdivision, development permit).

A Master Plan Table of Contents should follow this format:

1. Project Rationale (e.g. text and drawings describing the proposed development)
2. Support Studies and Technical Reports as Appendices

WHEN IS A MASTER PLAN REQUIRED?

The Village's new Official Community Plan (OCP) requires submission of a master plan for several types of developments and subdivisions. In general, larger developments and multi-lot subdivisions require submission of a master plan. Please consult the OCP for whether your development requires a master plan.

WHAT IS REQUIRED?

The following items are required to be submitted as part of a Master Plan:

1. Site plan drawing to scale identifying:
 - a. Location of legal property lines and setbacks from property lines of any existing or proposed buildings or structures;
 - b. Road access and parking area(s) and estimated number of parking stalls;
 - c. Landscaping / sidewalks / internal pathways;
 - d. Location of adjacent roads/pathways/sidewalks/buildings/structures;
 - e. Drainage patterns;
 - f. Slopes (if applicable);
 - g. Proposed subdivision lines (if applicable);
 - h. Features that will be kept (e.g. buildings, trees, shrubs, natural areas);
2. Project Rationale Report describing the development
 - a. Other items that may be required as part of a development, re-zoning, or subdivision application;
 - b. Elevation drawings (optional or may be required depending on the complexity of the development); and
 - c. Development Permit Application, if the site is within a Development Permit Area (see OCP for details).

3. Technical Reports or Studies (as required by the Village) as Appendices, may include, but not limited to:
 - a. Drainage / stormwater management report;
 - b. Geotechnical Study;
 - c. Historical Resources Review;
 - d. Biophysical / Environmental / Wetlands Study or Inventory;
 - e. Environmental Site Assessment (to evaluate potential contamination of a site);
 - f. Servicing Strategy or Study (e.g. water, sewer/septic); and
 - g. Transportation Study (access, egress, traffic management, anticipated traffic volumes).

9 APPENDIX D | FULL SIZE MAPS & DRAWINGS