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2014

Ka:'yu:'k't'h'/Che:k'tles7et'h'

First Nations

Official Community Plan



Klecko/Acknowledgments

Thank you to the Ka:'yu:k't'h'/Che:k'tles7et'h' First Nations citizens and in particular to those who attended the community meetings held in Campbell River and Houpsitas and those who contributed to the development of this Plan.

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Part 1: Introduction



Purpose and Content of an OCP

Plan Location and Application

Planning Process/Approach

Plan Organization



1 Introduction

Once enacted by the Legislature, this document is the Official Community Plan (OCP) for the Ka:'yu:'k't'h'/Che:k'tles7et'h' First Nations (KCFN) community. This OCP provides direction for future development that aims to be socially, culturally, economically and environmentally sustainable and healthy. The OCP provides objectives and policies to help guide decisions on land use management and to assist in the efficient use of KCFN lands, and other resources. This plan incorporates the economic development and growth objectives of Ka:'yu:'k't'h'/Che:k'tles7et'h' First Nations as well as the cultural and environmental aspirations of the Nations.

1.1 Purpose and Content of the Official Community Plan (OCP)

Through area designations and broad land use policy suggestions, an OCP will help to provide direction and guide development to ensure that present and future generations have access to assets such as affordable and appropriate housing; quality ground and surface water; and adequate energy supply. Because the OCP is a guiding document and not a regulatory document, development standards including, but not limited to, densities, setbacks, and buffer zones must be administered and enforced through Zoning and Structures Act and not through the OCP.

Section two of the KCFN Planning and Land Use Management Act (summarized in the table below) details the required content for official community plans. The various land uses required by the Act are intended to promote: good stewardship of Ka:'yu:'k't'h'/Che:k'tles7et'h' lands, foreshore, and cultural heritage sites; the protection of culturally and environmentally sensitive areas including farmland; and the availability and efficient use of transportation and utility corridors and services.

<i>OCP Required Content</i>	
The KCFN official community plan must include:	
<ul style="list-style-type: none"> ✓ Approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least five years; 	<ul style="list-style-type: none"> ✓ Approximate location and phasing of any major road, sewer and water systems;
<ul style="list-style-type: none"> ✓ Approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and utility land uses; 	<ul style="list-style-type: none"> ✓ Approximate location and type of present and proposed community facilities, including schools, parks and waste treatment and disposal sites;
<ul style="list-style-type: none"> ✓ Approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction; 	<ul style="list-style-type: none"> ✓ Housing policies respecting affordable housing, rental housing and special needs housing.
<ul style="list-style-type: none"> ✓ Restrictions on the use of Ka:'yu:'k't'h'/Che:k'tles7et'h' lands that are subject to hazardous conditions or that is environmentally sensitive to development; 	<ul style="list-style-type: none"> ✓ Targets for the reduction of greenhouse gas emissions in the area covered by the plan and policies and actions proposed with respect to achieving those targets.



According to section 2.4 of the KCFN Planning and Land Use Management Act, an official community plan may also include the following:

- ❖ policies relating to social needs, social well-being and social development;
- ❖ a regional context statement, consistent with the rest of the plan, of how matters dealt with in the plan apply in a regional context;
- ❖ policies respecting the maintenance and enhancement of farming on Ka:'yu:'k't'h'/Che:k'tles7et'h' lands in a farming area or in an area designated for agricultural use in the plan; and
- ❖ policies relating to the preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity.

To become “official” the community plan document must be adopted by KCFN Legislature as a schedule to the OCP Act and all future land use decisions must be consistent with the OCP. As the OCP provides a broad, long-range view, which may be achieved over several years, the Nations may review and amend the OCP, following careful consideration by the KCFN Legislature, and consultation with KCFN citizens to ensure that it is reflective of changing circumstances, and new trends within the community.

1.2 Plan Location/Area

The official community plan applies to all of the Ka:'yu:'k't'h'/Che:k'tles7et'h' lands.

Areas with potential for development within the foreseeable future (5-10 years) or lands that have already experienced development were focused on in more detail during the formation of this OCP. These lands included:

- ❖ Kaouk and Fair Harbour
- ❖ Houpsitas, Black Sand Beach, and McKays
- ❖ Mission, Aktis (Village), and Spring Islands
- ❖ Checkaklis and Tuta Island, and Upsowis
- ❖ Acous and Mahope
- ❖ Ououkinish



Figure 1-This map provides a general indication of where KCFN is located. For a detailed overview of the lands that this OCP applies to please refer to the maps section of this document.

After the first set of Community Meetings, the OCP Advisory Group and the KCFN Legislature came to a decision to expand the scope of the OCP to include all of the treaty lands rather than the original proposal to have the above lands comprise the OCP.



1.3 Planning Process

The 2013 OCP process consisted of four main phases involving extensive research, consultation with the official community plan advisory group, community meetings, focus groups, and open houses. In addition, consultations were held with a number of interested outside parties and organizations. As the process unfolded, and the scope of land that the OCP would cover was expanded, the timeframe was revised and additional community consultation opportunities were included.

- ❖ Phase 1-Gathering Information and Ideas
- ❖ Phase 2-Mapping and Planning Our Community
- ❖ Phase 3-Drafting the OCP
- ❖ Phase 4-Public Hearing and Plan Adoption

PHASE 1: GATHERING INFORMATION AND IDEAS

In May of 2012, collection of background research began with the gathering of past planning documents prepared for the KCFN and with respect to the lands identified in this OCP.

The following plans/reports were reviewed:

- ❖ Isaak: Community Planning Document- 2008
- ❖ Phase II and Phase III Environmental Site Assessment and Risk Assessment for the Nations of the Maa-nulth Treaty Society IR#6 Houpsitas-2006
- ❖ Kuyquot Sound Coastal Plan- 2003
- ❖ Archaeological Inventory Study (AIS)- 2003
- ❖ KCFN Long-Term Marine Services Assessment 2011
- ❖ Vancouver Island Land Use Plan- 2000
- ❖ Chatwin Physical Development Plan - 1998

Much of the information referred to above as well as additional maps and reports prepared for the KCFN over the years was lost and/or destroyed during the demolition and moving of the administrative offices in 2009. Attempts to retrieve this information from past consultants and government sources has resulted in limited access to past planning and supporting documents and mapping.

During this phase an Official Community Plan Advisory Group was established to assist the process. Members of the advisory group were selected with the intent to cover a variety of areas of expertise within the KCFN. It was important that the OCP Advisory Group have male and female representation, youth representation, and one Ha'wiih representative from both the Ka:'yu:'k't'h' and the Che:k'tles7et'h' First Nations. The members of the group have experience with the Nations' lands and natural resources, culture and history, housing and infrastructure, community services, laws, and administration. Regular meetings with the OCP Advisory group began in this phase and continued through to subsequent phases.



PHASE 2: MAPPING AND PLANNING OUR COMMUNITY

Phase two included four community sessions ~ two held in Campbell River and two held in Houpsitas (Kyuquot). Eight meetings ~ in person and by teleconference ~ were conducted with the OCP Advisory Group members during phase 2. KCFN Legislature determined and directed the level of appropriate consultation with first nations, regional and municipal governments and local authorities and persons considered to be affected by the KCFN OCP (see diagram below).

During the first Community Session, an exercise was conducted to gather community input and determine how those who attended would like to see KCFN lands used in the future. Participants were introduced to the Official Community Plan process, and to the OCP Advisory Group members. Provided with maps and colour coded dots, participants were asked to indicate where they would like to see future housing, economic development, parks and recreational areas, on KCFN lands.



During the second Community session, focus group stations were established, each with an Advisory Group member introducing a topic or key issue to stimulate discussion, questions, and input related to various land uses. Due to the limited number of attendees, this exercise was conducted as a full group activity with draft maps presented. The maps were made available online after meetings in February 2013 and citizens who were not at the community meeting were encouraged to review them and provide comments within the four week timeframe.

PHASE 3: DRAFTING THE OCP

In March of 2013, the OCP Advisory group met with the consulting team to review the information gathered during phase 1 and 2 and drafting of the 2013 OCP began.

An open house was conducted in both the Campbell River and Houpsitas locations in April 2013 to present the results of the previous community and OCP Advisory Group meetings. The draft maps were presented in hard copy and comments were recorded. Members of the OCP advisory group and consultants were available throughout the day to answer questions and receive feedback on the draft OCP.



Invitations to attend the open houses were sent to representatives from Ehattesaht, Nuchatlaht and Quatsino First Nations, BC Parks, School District 84, Strathcona Regional District, and the Walters Island Residents Association. Three staff from BC Parks planning department and one representative from Strathcona Regional District attended the open house in Campbell River. Further consultation with BC Parks staff will continue in efforts to ensure that the uses on KCFN lands adjacent to Provincial Protected Areas are compatible with recreational, cultural, and environmental values. The president of the Walters Island Residents Association attended the open house in Houpsitas, Kyuquot. School District 84 did not attend the open house but expressed interest in meeting to discuss the written draft.

PHASE 4: PUBLIC HEARING AND PLAN ADOPTION

The final phase consists of four main aspects:

- a) First reading of the Official Community Plan Act, including the draft OCP as a schedule, occurred during the KCFN Legislature meeting April 25-26th, 2013
- b) Digital version of the Official Community Plan draft were mailed to representatives from the first nations, regional and municipal governments and local authorities and persons considered, by the Legislature, to be affected by the KCFN OCP.
- c) A public hearing was held on June 3rd, 2012 to provide a final opportunity for KCFN community members to submit written and oral feedback on the Official Community Plan. A written report of the public hearing has been written by the KCFN Legislative Clerk and is attached in appendix 1.
- d) Ha'wiih Advisory Council- a review of the Official Community Plan Act and OCP schedule, by the Ha'wiih Advisory Council, occurred on December 4th, 2013. Comments were compiled and submitted to Legislature for second reading.
- e) Plan Adoption-the Legislature may adopt the OCP after the public hearing. Second and third reading of the OCP Act and OCP is scheduled for January 22nd, 2014. Please refer to part five of this plan for a more in depth discussion of plan adoption and implementation.



1.4 Plan Organization

This document has been organized to introduce background community and planning information (Part 2), present the vision and guiding principle for the community and Plan (Part 3), provide policy suggestions related to identified goals and land use areas (Part 4), and to present the guidelines for Plan implementation (Part 5).

The OCP consists of the following five sections:

Part 1 Introduction	-Defines the purpose and requirements for an OCP -Provides the planning process and framework
Part 2 Community Past and Present	-Details KCFN community background information
Part 3 Vision, Values & Guiding Principles	-Outlines the Community Vision and the values and guiding principles behind that vision.
Part 4 Land Use: Goals & Policies	-Defines the community goals and the land uses and polices that flow from these goals.
Part 5 Implementing the Plan	-Discusses an adaptive management approach to plan implementation, monitoring, and amendments.
Mapping, Glossary & Appendices	-Includes maps for all KCFN treaty lands, a glossary of planning terms used in this document, and appendices that provide further resources and information relevant to this OCP.

Part 2: Community Background



History

Our Land

Our People at Home & Living Away



2 Community Background: Past and Present

2.1 History



Ka:'yu:'k't'h'/Che:k'tles7et'h' (pronounced Kie-YOU-cut and TSHEH-kleh-szet) First Nations are from the Pacific West Coast of Vancouver Island. The two Nations came together in the early 1960s and together, are the northern most of 14 Nuu-chah-nulth First Nations. Each of the chiefly families' names is associated with a stream, inlet, island or other natural feature. Family names carry the suffix -aht, which means "people of." For example, Ka:'yu:'k't'h' (Kyuquot), are "the people of Ka:'yu:'k." In this way, our connection to the lands and waters of this region is evident even in our own tribal names.

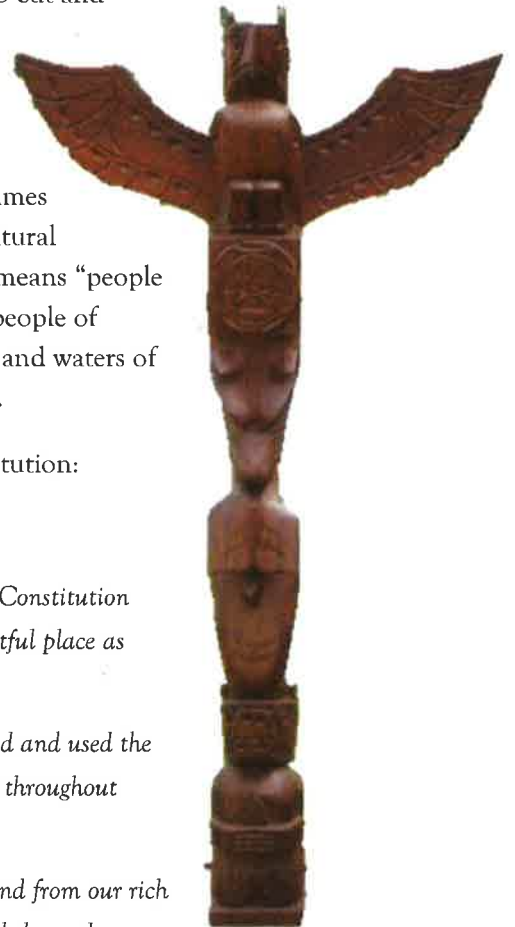
The following is an excerpt from the KCFN Constitution:

Honoring our Past....Embracing our future

We, the people of Ka:'yu:'k't'h'/Che:k'tles7et'h, by this Constitution declare our unique identity as nations and claim our rightful place as equal participants in Canadian society.

We have existed from time immemorial and have occupied and used the lands, waters and all resources of our traditional territory throughout history.

We draw our identity from our relationship to our land and from our rich heritage, culture and language, and our stories, myths and the oral traditions of our elders.



We honour our ancestors and our elders and commit ourselves to the values that they have preserved for us, values that provide us dignity and strengthen our humanity.

As self-determining peoples, we accept the responsibilities, which are a natural part of governing ourselves, and seek, with assistance of the Creator, to govern with wisdom and respect for all people.

Through the act of governing, we assume the responsibility to preserve our natural world and strengthen our identity.



2.2 Nisma-Our Land

The Ka:yu:'k't'h' and Che:k'tles7et'h' territories are located on the Pacific West Coast of Vancouver Island, BC, stretching from Porritt Creek, north of Nootka Sound, to Solander Island at the tip of M^uqⁱn /Brooks Peninsula. The area, rich with natural resources and beauty, includes temperate rainforest, small islands, bays, beaches, rocky shoals, streams and rivers, hills and mountains, and sites of cultural significance.

Much of the Ka:yu:'k't'h' and Che:k'tles7et'h' lands and the village of Houpsitas, in Walters Cove, are accessible only by air and water. Residents and visitors traveling by boat, launch at the end of a logging road at Fair Harbour, on the eastern shore of Kyuquot Sound where there is a government dock.

Within the Plan area, Houpsitas is the only existing community centre and, outside of Fair Harbour, is the only area served by a limited network of gravel roads, hydroelectric power, water, sewer, and internet.

2.3 Our Land With Treaty

Ka:yu:'k't'h' / Che:k'tles7et'h' First Nations, are one of five Nuu-chah-nulth First Nations who entered into the Maa-nulth Final Agreement on April 1, 2011. In the Nuu-chah-nulth language, Maa-nulth means “villages along the coast.” Through treaty, KCFN now has law-making authority over our lands, subsurface resources, and people. This allows our Nations to access long-term economic benefits such as the capital value of land, and the ability to secure financing for development and residential construction. KCFN is committed to working in partnership with other communities and levels of government to ensure protection of lands, water, and resources. In addition, ownership and governance of Ka:yu:'k't'h'/Che:k'tles7et'h' lands and resources allows KCFN to undertake economic and community development in a way that is respectful and mindful of culture and tradition.

Historical Events and Progress of Our Nation's Journey to Self-Government	
1993	Our Nations enter into the Treaty process along with Nuu-Chah-Nulth Tribal Council
December 9, 2006	Our Nations initial the Maa-nulth Treaty with BC and Canada
August 8, 2007	Our Nations vote and accept the KCFN Constitution
October 13-15, 2007	Our Nations vote and accept Treaty and Ownership of Band Assets
November 29, 2007	Our Nations' leaders speak to BC Legislature
July 24, 2008	Provincial Ratification of Treaty in Houpsitas
July 8, 2009	Federal Ratification of Treaty in Ottawa
November 17-18, 2010	Community Consultations on Draft Laws
April 1, 2011	Effective date of the Maa-nulth Final Agreement (Nuu-was-us) and first Annual People's Assembly
Nov 4, 2011	First Election of Legislative Members under the KCFN Elections Act



2.4 Our People at Home and Living Away



Location of KCFN Citizens	Total Pop	
	Female	Male
Houpsitas	82	82
Port Alberni	8	9
Nanaimo	18	23
Ladysmith	4	2
Port Hardy	2	5
Seattle area	28	23
Campbell River	53	58
Courtenay	5	7
Victoria	6	4
Vancouver Area	20	30
Other Areas	40	44
Total	266	287

Population numbers provided on March 19, 2013 by Marilyn Short-KCFN Citizenship and Enrollment Registrar

Combined membership for Ka:'yu:'k't'h'/Chek'tles7et'h' is 553 citizens. There are approximately 164 members living 'at home' (in Houpsitas). The majority of Ka:'yu:'k't'h'/Chek'tles7et'h' citizens living away from home are spread throughout Vancouver Island (mostly in Campbell River and Nanaimo) and in the Lower Mainland and Seattle Areas. Economic development, infrastructure and population growth will play a part in increasing the demand for residential development. Over the past three years the number of babies enrolled has remained fairly consistent: six babies were enrolled who were born in 2012, seven babies were enrolled who were born in 2011, and six babies were enrolled who were born in 2010. A demographic analysis of population growth for the next 5, 10, and 20 year periods must be conducted before an accurate projection of population can be established.

Part 3: Vision Values and Guiding Principles



Community Vision

Values & Guiding Principles



3 Vision, Values and Guiding Principles

3.1 Community Vision

In February of 2009, citizens in Houpsitas and in Campbell River met with the National Centre for First Nations Governance. The vision statements from both of these meetings were combined to create the following Ka:'yu:'k't'h'/Che:k'tles7et'h' vision:

“We are a healthy, self-sustaining, self-governing, thriving, prosperous community of Ka:'yu:'k't'h'/ Che:k'tles7et'h' First Nations people. We fully express our language, songs, dances, carvings and culture in our school, our lives, our community and our longhouses.

Our social lives are enhanced by continued interaction between our elders, youth and members facilitated by community activities such as: story telling nights, movie nights, youth campouts, community picnics, and cultural gatherings.

We have a standard of living, based on sustainable resources of our territory which allows for a healthy diet, full employment, local materials, a rich social life enhanced by the interaction of our youth and elders and all members of our community. Recreational, leisure and year-round employment and economic opportunities are abundant and are available for all of our people, youth to elders.

Our community is sustained socially, culturally and economically. This is based on the many benefits, which flow from our control and management of natural and human resources and our respectful relations with other nations, governments, businesses and people.

Our government understands and responds to the needs of our people and provides services and facilities, updated communications systems, infrastructure, housing, a community centre, a road to Houpsitas and Che:k'tles7et'h' Territory, a multiplex/sportsplex, marina, self-government offices, school and other amenities that meet our needs in a fair and equitable fashion.”



3.2 Values and Guiding principles

In 2008, a Land Use Planning exercise was conducted for KCFN as a requirement of the Maa-nulth Final Agreement. In the resulting document, the Isaak Community Plan 2008, a list of values was identified. These values have been divided into four categories of sustainability: cultural, economic, environmental and social. These categories are identified in the KCFN Planning and Management Act.

The 2013 OCP builds on information previously gathered. Part 4, Land Use: Goals and Policies, is based on the below guiding principles, on the purposes and goals established for an OCP in the KCFN Planning and Management Act, and on input from KCFN Citizens- Ha'wiih Advisory Council, Legislature, OCP Advisory Group, and community members.

<i>Social Principles</i>	<i>Social Values</i>
<ul style="list-style-type: none"> ❖ Unity ❖ Respect ❖ Safety ❖ Equality 	<ul style="list-style-type: none"> ❖ Unity-a strong community made up of strong people ❖ Empowering people to be part of the future growth ❖ Listening to all members, to hear them and treat them as equals ❖ Equality-in housing, employment, and opportunities ❖ Supporting each other and respecting each other to succeed in life and business ❖ Working together and supporting each other ❖ Creating a healthy state of mind where we involve ourselves in government, business, and culture ❖ Working to become a healthy community
<i>Cultural Principles</i>	<i>Cultural Values</i>
<ul style="list-style-type: none"> ❖ Health and Wellbeing ❖ Cultural Knowledge and Teachings 	<ul style="list-style-type: none"> ❖ Overcoming the past and focusing on the future ❖ Becoming teachers and leaders in our culture, language and traditions ❖ Expanding our knowledge of our culture and traditional teachings, and using these to create better future ❖ Ha'wiih Support for the KCFN Legislature ❖ Using the land for health and healing as we have done from time immemorial
<i>Economic Principles</i>	<i>Economic Values</i>
<ul style="list-style-type: none"> ❖ Prosperity ❖ Opportunity for youth ❖ Sustainable Development 	<ul style="list-style-type: none"> ❖ A future that brings new economic activities and revenue to our members ❖ Creating new opportunities for youth-they are the bridge between the past and the future
<i>Environmental Principles</i>	<i>Environmental Values</i>
<ul style="list-style-type: none"> ❖ Stewardship ❖ Sustainability 	<ul style="list-style-type: none"> ❖ Taking only what we need and contributing back to the land ❖ Hish-uk-istsawalk / Everything is connected

Part 4: Land Use, Goals and Policies



Land Use Designations

Climate Change Mitigation &
Greenhouse Gas Targets

Land Use Policy Development



4 Land Use, Goals, and Policies

Within KCFN lands areas are identified where well-managed development should be concentrated and areas where development should be restricted or avoided. Growth should reflect the economic development goals of the Nation and respect areas of cultural and environmental significance. The four pillars of sustainability- social, cultural, economic, and environmental- guide the land use goals and policy in this Plan.

4.1 Land Use Designations

The purpose of a land use designation is to 'match' KCFN lands to the vision, goals and objectives set out in the OCP. These designations represent a generalized description of future land use and detailed zoning. Because the OCP is a guiding document and not a regulatory document, development standards including, but not limited to, densities, setbacks, and buffer zones must be administered and enforced through the Zoning and Structures Act and not through the OCP. The table below lists the Land Use designations used in this plan and includes a brief description for each designation.

Designation	Description
Residential	This designation includes a variety of single-family and multi-family residences (duplexes, triplexes, and small-medium rise apartment complexes) throughout the Houpsitas and Ououkinsh community centres and in adjacent areas.
Rural Residential	This designation is to permit residential lots that are outside of the Houpsitas and Ououkinsh community centres and do not rely on KCFN water and sewer services.
Uu-a-thluk/ Parks and Natural Open Spaces	This designation provides for outdoor recreational activities and to protect areas of natural significance. This includes public open spaces, greenways, and natural features on land and foreshore. It includes a range of park sizes, and applies to lands that serve as parks, open spaces and recreation areas.
Commercial Use	Commercial areas include, but are not limited to, retail, visitor accommodation, restaurants, and offices.
Tourism Commercial	This designation is for lands where commercial activities related to tourism and recreation are permitted (example: guiding). Other types of commercial ventures are not included in this designation.
Industrial Use	Industrial Areas include manufacturing or processing uses and heavy industrial uses such as a saw-mill or value added wood processing located away from residential areas.
Ha'wiih Pat / Institutional/Public Service Area	To permit uses which provide community and public services, including schools, places of assembly, recreation facilities, cultural facilities, government offices, care facilities, and cemeteries.
Utilities	Major public utilities such as landfills, sewage management and water systems, energy supply systems, are included in this designation.



Designation	Description
Comprehensive Mixed Use	Comprehensive mixed use areas support a variety of development for recreational, institutional, and residential purposes while also allowing commercial uses.
Waterfront Mixed Use	Applied to ocean and foreshore areas and providing for marinas, ocean-focused industrial uses, as well as commercial, institutional, recreation, open space, and pedestrian activity.
Resource Stewardship Areas	This designation recognize the potential for uses such as agriculture/aquaculture, forestry, range, marine uses, industrial, energy, sand and gravel extraction, mining, tourism, and recreation. This designation also includes those areas where traditional use activities such as hunting, fishing, trapping, gathering food & medicines take place.

Development Permit Areas (DPA)	
Culturally Significant DPA	Cultural sensitive and/or culturally significant areas including, but not limited to, burial grounds, archeological sites, spiritual sites. No development or resource extraction is permitted.
Environmentally Hazardous and Sensitive Areas DPA	Areas identified as: <ul style="list-style-type: none"> • hazardous (such as steep slopes and areas within flood and tsunami zones) or • sensitive (including wildlife habitat, riparian areas, wetlands, and other water and land bodies) where development is very limited or restricted.

The next two sections describe policies that apply to all land use designations and to the foreshore. Following this, each of the land use designations above is discussed in more detail within the context of policy and under the following headings:

- ❖ Maḥt̓ii -Residential Growth Management and Housing
- ❖ Uu-a-thluk- Parks and Natural Open Spaces
- ❖ Sustainable Economic Development
- ❖ Ha'wiih Pat-Community Services, Transportation, and Infrastructure
- ❖ Environmentally Hazardous and Sensitive Areas
- ❖ Culturally Significant Areas
- ❖ Climate Change Mitigation & Green House Gas (GHG) Reduction



4.2 General Development Policies for All Land Use Designations

Goal: Development that is environmentally, socially, culturally, and economically sustainable, accessible, and of a high standard.

Objective

- ❖ To promote good stewardship of Ka:'yu:'k't'h'/Che:k'tles7et'h' lands, and Ka:'yu:'k't'h'/Che:k'tles7et'h' foreshore.
- ❖ To ensure that development takes place where adequate facilities exist or can be provided in a timely, economic, culturally sensitive and efficient manner.
- ❖ To ensure there is an adequate record of suitable Ka:'yu:'k't'h'/Che:k'tles7et'h' lands and resources for future settlement.

Policies

Locating development near existing infrastructure, services, and amenities helps to reduce the tax burden, preserve natural areas, support active transportation, and mitigate effects of climate change.

The following policy guidelines apply to all land use zones and future development.

- 1 Considerations of culturally significant and environmentally sensitive and hazardous lands apply to any development on OCP lands and foreshore.
- 2 Historic /Traditional land use holdings must not be overlooked in planning and development processes and must be appropriately considered in any development plan.
- 3 Existing gravesites of Ka:'yu:'k't'h'/Che:k'tles7et'h' First Nations people must be respected and land uses shall not conflict with these gravesites.
- 4 Open spaces shall be an integral part of any area-not all lands will be developed.
- 5 Consider traditional and current land-based or water-based traditional transportation routes when planning new developments.
- 6 Trails, insofar as they are providing low impact connections among land uses and are not considered to have major impact on the lands, resources, or adjacent uses, may occur within any land use designation.
- 7 To support local food production, community gardens, community greenhouses, and non-soil based agricultural pursuits may be allowed in all designations, subject to zoning controls.
- 8 The KCFN Government, in consultation with Citizens shall establish which areas are available for lease to Non-Citizens.
- 9 Any roads build must be adequately activated, maintained and de-activated, to ensure safety.
- 10 KCFN and BC Parks will continue to work together to harmonize land uses on and adjacent to former provincial protected areas, such as M^uq^w in/Brooks Peninsula Park, Power River Watershed Protected Area and Checleset Bay Ecological Reserve, as much as possible.
- 11 Encourage development in areas outside of the Tsunami and 200 year flood zones.



4.3 Foreshore Areas

Foreshore areas are integral to the culture, economy, and environment of the KCFN. Under Treaty, Maa-nulth First Nations now have law-making authority over foreshore areas. KCFN can regulate such things as: nuisances, buildings and structures, businesses, land use planning, zoning, and development, and other matters that KCFN and the BC government may agree to. The Ka:'yu:'k't'h'/Che:k'tles7et'h' First Nations Foreshore Agreement is being amended and this agreement further outlines foreshore jurisdiction.

Foreshore Areas are indicated on all of the OCP maps. In general, KCFN has jurisdiction over the foreshore areas that are up to 200 metres from KCFN lands. The **Waterfront Mixed Use** designation applies to foreshore areas that shall allow for marinas, ocean-focused industrial uses, as well as commercial, institutional, recreation, open space, and pedestrian activity. These areas can be seen on maps 5 and 9.

Several issues relating to foreshore were discussed during community meetings including shoreline erosion, existing housing in areas with tsunami and flood hazards, balancing economic, environmental, social, and cultural values within foreshore areas to find adequate places for commercial and recreational activities, and access, while maintaining the integrity of cultural sites and practices and of the environment.





Goal: A healthy foreshore environment where ecosystems, biological diversity, and cultural sites and practices are protected as development takes place.

Objective

- ❖ To ensure limited visual and environmental impact with respect to the foreshore as development takes place, and to retain some areas of foreshore in an undeveloped state.
- ❖ To ensure public access to foreshore areas.
- ❖ To allow for access to and from the foreshore in areas where public transportation, commercial, park, and residential purposes are appropriate.
- ❖ To minimize disruption of the shoreline and coastal systems, and to protect foreshore areas from use and development that would detract from present marine and upland uses or conflict with existing marine life.

Policies

- 1 Maintain public access to the foreshore and consider including public accessibility as part of any waterfront development. Considerations for these accesses shall:
 - a. respect environmental and cultural values of the foreshore;
 - b. respect uses of the upland;
 - c. ensure that access points are practical for public use and consider developing a minimum distance between public foreshore access points.
- 2 Where foreshore with public accesses are suitable for public use, consider limiting development to public recreational use.
- 3 KCFN shall develop regulations prohibiting the disposal, deposit, or burning of garbage in the Foreshore Area.
- 4 KCFN shall consider installing informational signage to educate and aid in protection and conservation of Foreshore Areas.
- 5 Foreshore and marine waters use should not significantly alter important natural features and habitat.
- 6 The foreshore of KCFN should be protected from activities that:
 - disrupt or pollute marine life and the environment and associated land-based wildlife
 - may significantly alter the sensory attributes of the natural environment
 - may not be compatible with existing economic activity.
- 7 Forms of permanent marine residences, such as float homes, may be considered, in future, when sited in accordance with the Zoning and Structures Act provisions, and when outfitted with an approved on-board liquid waste management system, and/or where liquid wastes are disposed of in a land-based, KCFN approved sewerage system.
- 8 Communal smokehouses shall be permitted in upland areas.
- 9 The siting of docks and wharfs, floats, rafts, and other infrastructure in the foreshore shall be non-toxic (including treated wood), and durable in aquatic environments.



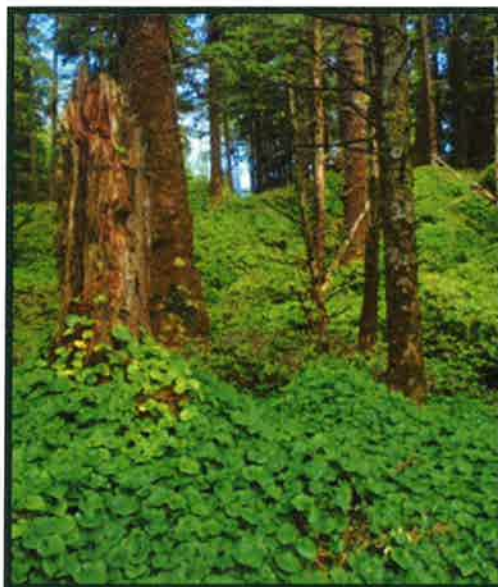
4.4 Uu-a-thluk- Parks and Natural Open Spaces

Ka:'yu:'k't'h'/Che:k'tles7et'h' First Nations culture teaches Isaak (respect) for land, resources, water , and people. Throughout all land use designations, this plan encourages inclusion of open space or undeveloped areas near development locations and residential areas. In an effort to ensure that environmental, recreational, and cultural values are respected and protected, as development takes place, this OCP identifies Parks and Natural Open Spaces

Goal: Preservation of environmental, recreational, and cultural purposes and values.

Objective

- ❖ To incorporate undeveloped space into the community.
- ❖ To provide natural green spaces throughout KCFN lands.
- ❖ To promote healthy, active, living.



Policies

- 1 Encourage identification (example signage) and protection of trails and greenways to form a continuous network of pathways throughout the designated lands.
- 2 Protect established trails, greenways and open spaces for land conservation and park planning to serve both recreational and conservation functions.
- 3 Consider development of an Open Space or Green Space Network Plan.
- 4 Recreational day use areas may include water access, picnicking areas, and connection to a nearby trail system. If day-use areas are established, associated amenities (boat launch, picnic area) will be designed to have a small footprint and to complement the surrounding natural setting.
- 5 Access or development at Acous is only by written permission of Che:k` tles7et` h` Ha'wiih Tsawaa't or his delegate. Please refer to Map 6.





4.5 Maḥtī- Residential Growth Management and Housing

There is a demand for increased housing on KCFN lands and several areas are currently under consideration for residential development to the north and west of the existing community of Houpsitas. Approximately 30% of the Ka:'yu:'k't'h'/Che:k'tles7et'h' First Nations population lives 'at home' in one of the 44 single-family or duplex houses at Houpsitas in Kyuquot. In addition, there is an area in Ououkinish where the Che:k'tles7et'h' First Nation plan to develop a community centre. Outside of these two community centres, rural housing will be permitted within the rural residential designation and within the resource stewardship lands of the Che:k'tles7et'h'.



As economic opportunities and infrastructure (roads, housing, services) improve, it is anticipated that the demand for housing at 'home sites' will increase. During the summer/fishing season the number of people at Houpsitas increases due to temporary employment (also summer food gathering (berries and fishing) family visiting from urban areas, and students coming home.

In order to accurately determine the demand for residential development over a minimum of the next five years, KCFN shall undertake a study to assess housing needs based on numerous factors including, but not limited to, population growth and economic development.

Goal: Compact, complete, and diverse residential areas.

Objectives

- ❖ To provide adequate, affordable and appropriate housing for Ka:'yu:'k't'h'/Che:k'tles7et'h' citizens.
- ❖ To provide a range of housing types, ownership, and densities, which meet the diverse and changing needs of individuals and families of varying income levels, age groups, lifestyles, and abilities.
- ❖ To allow for appropriate residential development outside of the KCFN community centres at Houpsitas and Ououkinish.
- ❖ To create and preserve links between residential communities and rural open spaces, including parks and recreation areas.



Policies

1. Establish an historic residential land use holding registry.
2. Safe homes, buildings and structures are important to KCFN citizens. KCFN shall develop housing, building, and structure regulations that ensure:
 - a. high quality construction of residential homes and buildings,
 - b. use of appropriate building materials and architecture dependant on local weather and climate conditions,
 - c. development and compliance of standards for builders and/or contractors working on KCFN lands.
3. For builders and contractors, KCFN will consider:
 - a. requiring a statement of qualifications,
 - b. requiring a KCFN trained inspector ensure work is done to KCFN standards.
4. Support residential development in community centres that:
 - a. concentrate the greatest densities of residential activity near the centre or focal area of each Centre/Village
 - b. maintain the coastal 'sense of place' and are aesthetically pleasing
 - c. provide for a range of housing options by location, lot size, type, and price
 - d. provide low-rise buildings and consider a maximum height of two storeys
 - i. for single family housing,
 - ii. multi-family housing,
 - iii. single occupancy housing,
 - iv. elder housing
 - e. provide for safe public access to and from roads and driveways.
5. Evaluate applications for multiple family developments on the basis of the neighbourhood context, location, site size, scale, density, driveway access and availability.
6. Support development of affordable, rental, and special needs housing by considering strategies, policies, and legislation such as:
 - a. Development of a housing strategy that proactively examines the tools and mechanisms to facilitate affordable housing.
 - b. Integration of rental, ownership, market and non-market housing within neighbourhoods and buildings.



- c. Matching the type, tenure and price of the housing stock and the income levels and demographics of the community.
 - d. Creation of an urban growth boundary, greenbelt system, servicing limit, or similar measure, along with complementary policies to increase housing choice and supply within the developable area.
 - e. Development Cost Charges (DCCs) that vary by housing type, density, unit size, and location, to account for the lower servicing costs for compact development in existing serviced areas.
 - f. Establish guidelines to determine the number or percentage of housing units available for occupancy by owner and by renter, including secondary suites.
7. Consider implementing accessible planning legislation which would involve:
- a. the conducting of an accessibility audit;
 - b. the development of an accessibility plan;
 - c. the creation of an advisory committee to assist the KCFN government in conducting an accessibility audit, developing an accessibility plan and advising the municipality on other issues affecting people with disabilities.
8. Any commercial activity occurring in or near areas designated for residential use should be limited to small scale businesses that serve the community.
9. For rural residential areas, KCFN government shall give consideration to:
- a. requiring minimum lot sizes that can accommodate septic disposal and on-site potable water;
 - b. the potential location of utilities including power and telephone;
 - c. wildlife values and green corridors, including recreation links between centres of country residential development;
 - d. maintenance of recreation and trail links;
 - e. inclusion of a variety of lot sizes, to accommodate more rural lifestyles and a range of economic needs; and
 - f. allowing a wide range of home-based business opportunities to provide part-time occupations and small-scale enterprises as determined through zoning.





4.6 Sustainable Economic Development

The local employment opportunities are currently comprised of KCFN government positions, sports fishery, tourism, forestry, service, aquaculture and some commercial fishery jobs. Low population density, remote location, poor road access, and rural character play a part in the current, limited level of commercial activity on KCFN lands. KCFN is currently working on an Economic Development Plan and on ways to ensure the economic benefits flowing from the opportunities of the Treaty are realized. These economic benefits include, but are not limited to sand and gravel extraction, forestry, commercial fishing and shellfish aquaculture, power projects, commercial recreation tenures, cultural tourism and land development (refer to the Maa-nulth Final Agreement Side Agreements for additional information).

The Plan maps shows the approximate locations of existing commercial and industrial activity in the Plan areas and the maps indicate sand and gravel deposits for potential future extraction. There are currently some industrial and commercial activities on KCFN lands, mainly concentrated within the areas of Houpsitas and Fair Harbour.

In Houpsitas there are small locally owned businesses including water taxi services, bed and breakfasts, and small stores to supply residents with goods and services. There are a number of artists in Houpsitas who create high quality carvings, paintings, weaving, and other cultural art pieces for sale to tourists and out of town purchasers. In Fair Harbour, there is a store, fuel station, marina, parking lot and camping area, as shown by the orthophoto in the map section of this document. This area has been developed to service local residents as well as tourists and other local businesses by providing fuel, and an area to park while accessing Kyuquot sound. A business plan for Fair Harbour is currently in development to enhance the existing commercial opportunities through fuel dock, store, and campground upgrades.

Tourism, forestry, and fisheries are three sectors upon which, the KCFN intends to increase economic opportunities over the next 5-10 years. World class salmon and halibut fishing, an abundance of sea mammals (seals, whales, sea lions), and rapidly growing valuable coniferous forests all support sustainable economic development for the KCFN.

Future commercial expansion is expected to be accommodated within areas designated for Comprehensive Mixed Use and Tourism Commercial. Additional sustainable resource-based commercial and industrial activities are expected to occur within the Resource Stewardship Area designation following policy suggestions laid out in this Plan.





Goal: A prosperous and sustainable local economy that encourages self-sufficiency and generates inter-generational wealth and opportunity and enhances our culture.

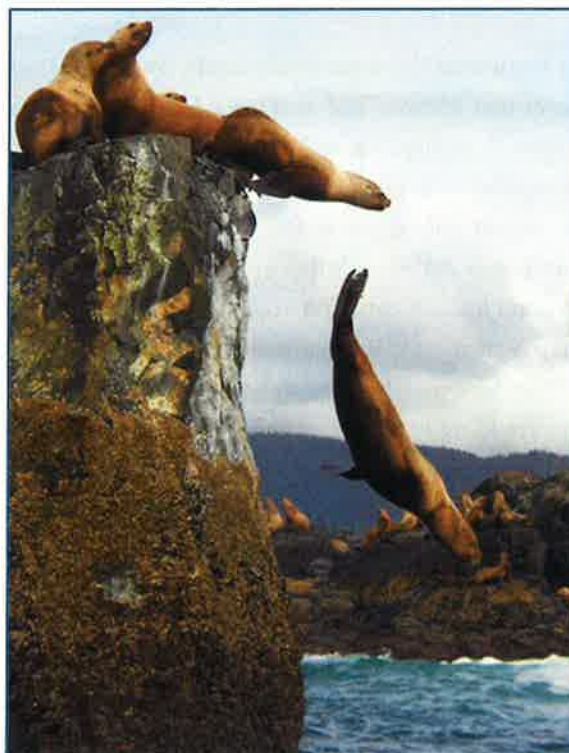
Objectives

- ❖ To promote economic development that is compatible with the culture and traditions of the Ka:'yu:'k't'h'/Che:k'tles7et'h' First Nations.
- ❖ To maintain the integrity of a secure and productive resource base, including agricultural areas.
- ❖ To promote the service, tourism, forestry and fishery sectors.
- ❖ To encourage our cultural artisans.

Policies

In areas designated **Commercial** and **Tourism Commercial**, and for commercial activities that occur within the **Comprehensive Mixed Use** designation, the following policies apply:

- 1 KCFN shall consider how each development proposal aligns with its goals and objectives for sustainable growth.
- 2 The commercial activities allowed near residential designations are intended for commercial activities which serve the needs of the local community.
- 3 Suitable vegetated buffer areas around commercial developments which border on residential and park areas; buffer areas shall be maintained and re-use organic material removed during construction.
- 4 The commercial use must be compatible with the character and uses of the surrounding area.
- 5 The use does not reduce or limit public access along the foreshore.
- 6 Appropriate facilities shall be provided for safe public access to and from roads and/or waterways and to access driveways into parking areas.
- 7 The KCFN should consider the issuance of permits for proposed commercial uses contingent upon the applicant providing:
 - a. a detailed description of the proposed use and the duration of proposed activity;
 - b. plans for mitigation of any potentially harmful impact on the environment and the local community;





- c. provision of security (bond) to the KCFN government to guarantee performance of the terms of the permit;
- d. a plan for rehabilitation of the site following the discontinuance of the proposed development; and
- e. any other information that the KCFN Legislature may require to fully evaluate the application.

In addition to the policies outlined above, policies for proposed and future industrial activities, that may occur within the **Industrial** and **Resource Stewardship** designations include:

- 1 Resource Management plans shall describe what actions will be taken to ensure that there are always resources to harvest into the future.
- 2 Resource extraction within a Resource Stewardship Designation shall be subject to the appropriate KCFN laws and regulations, a plan of restoration, environmental review of sensitive and hazardous areas, review of culturally significant sites, and consideration of areas formerly identified as Provincial Park Land (refer to Treaty sections 5.2.7-5.2.9). For greater clarity, until otherwise agreed, commercial logging, mineral activities, hydro power generation, other than local run-of-the-river projects, or any other activity that is inconsistent with the recreational values of the area are prohibited on former Provincial Park lands.
- 3 The KCFN government will work to minimize the ecological footprint of industrial activities within the Resource Stewardship designation. For example, any high intensity industry shall be concentrated rather than dispersed throughout the landscape.
- 4 Upon abandonment or termination of resource extraction operations, companies must comply with remediation policies including, but not limited to:
 - a. equipment removal,
 - b. contaminated soil clean-up,
 - c. completion of environmental assessments that meet KCFN standards and are done before and after projects/work is complete,
 - d. reclamation/remediation activities to return the area to as close to a natural a state as possible through slope grading, landscaping, road deactivation and reforestation.
- 5 Consider requiring the issuance of temporary Industrial Use permits. The issuance of such a permit may require the applicant to provide:
 - a. a detailed description of the proposed use and the duration of proposed activity;
 - b. plans for mitigation of potentially harmful impact on the environment and the community;
 - c. provision of security to the KCFN government to guarantee performance of the terms of the permit;
 - d. a plan for remediation/ rehabilitation of the site following the discontinuance of the proposed temporary use; and
 - e. any other information that the KCFN Government may require to fully evaluate the application.



- 6 Consider partnering with other organizations to develop appropriate micro hydro projects on KCFN Lands. Projects will be considered appropriate based on assessment of environmental, cultural, and economic factors.
- 7 Depending on the nature and location of proposed development and resource extraction within this designation, the KCFN government may choose to designate a commercial or industrial site as a development permit area in order to provide a greater degree of control over the form and character of the development.

Sand and Gravel Policies

- 1 The location and approximate extent of known Gravel Deposits, within the Plan Area, are shown on maps 1-7 and 9-14. These sites require further field verification for aerial extent, depth and suitability for various purposes. Some of the sites shown on maps 1-7 and 9-14 may be unsuitable for extraction purposes due to environmental considerations, particularly those closely associated with fish-bearing streams. It is anticipated that commercially viable gravel deposits may be found at other locations within the Plan area.
- 2 Gravel extraction is recognized as a permitted use in Commercial and in Resource Stewardship land use designations. It is not permitted in areas for residential use or areas protected for environmental and cultural reasons.
- 3 Standards must be met for engineering, bonding, reclamation, environmental concerns, health, and stability and safety on sand and gravel operations.
- 4 Management of gravel resources shall include time frames for phases of extraction.
- 5 In order to maintain the ecological and visual quality of the landscape of the Plan Area, the KCFN Government will consider establishing an application process to encourage gravel pit operators to:
 - a. maintain a vegetative buffer around their pits,
 - b. reclaim exhausted or unused gravel pits through planting and landscaping,
 - c. incrementally reclaim exhausted portions of gravel pits which are still in use.
- 6 Any application process for gravel pit operations will specify environmental, engineering, operating and security/bonding requirements as part of an application process.





4.7 Ha'wiih Pat- Community Services, Transportation, and Infrastructure

Resilient communities have a diverse local economy, affordable housing, green spaces, and are culturally vibrant and environmentally rich. The transportation, infrastructure, and administrative services provided by KCFN must work towards creating this type of community.

There are several factors to consider when examining community and transportation infrastructure within the area covered by this OCP. Most of the KCFN lands are remote and can be accessed only by air and water. Within the Plan area, Houpsitas is the only existing community centre and, outside of Fair Harbour, is the only area with community services and infrastructure including:

- ❖ wharf access
- ❖ a limited network of gravel roads and water taxi service
- ❖ hydroelectric power (supplied by Kyuquot Power Ltd.)
- ❖ internet and telephone
- ❖ septic and water systems
- ❖ garbage disposal
- ❖ social housing
- ❖ health centre
- ❖ school facility
- ❖ community hall
- ❖ visitor accommodation
- ❖ government administration offices

The Houpsitas Infrastructure Map shows the approximate location of present utility, transportation, community facilities, and infrastructure within Houpsitas. In 2002, Chatwin Engineering conducted a community survey to determine community infrastructure priorities. The results indicated that additional housing, community hall/cultural centre, community expansion, solid waste disposal, gym/sports field, and improvements to village and roads, longhouse, and health centre building were of highest priority. An informal Capital Projects and Infrastructure Assessment for the Houpsitas community centre was conducted with the OCP Advisory Group which confirmed that priorities remain similar.

Areas designated for **Comprehensive Mixed Use** allow for a variety of uses within the same area. The proposed institutional, transportation, and infrastructure uses combined under the Comprehensive Mixed Use designation are shown in maps 1, 9, and 11-13. Within the Comprehensive Mixed Use designation the following is included:



- ❖ Ha'wiih Pat (Institutional/Public Service Areas) - Community and public services, including schools, places of assembly, recreation facilities, cultural facilities, government offices, care facilities;
- ❖ Utilities and Transportation Areas - Major public utilities such as landfills, sewage management systems, energy supply systems, water reservoirs and major roads;
- ❖ Residential - Permits a range of housing types, ownership, and densities, which meet the diverse and changing needs of individuals and families of varying income levels, age groups, lifestyles, and abilities such as single family, duplex, and multi-family housing;
- ❖ Commercial - Service based commercial activities as well as activities such as retail, visitor accommodation, restaurants, and offices.

Goal: Inclusive, safe, and efficient community services, transportation, and infrastructure

Objectives

- ❖ To promote the efficient movement of goods and people while making effective use of transportation and utility corridors;
- ❖ To ensure the safe disposal of solid, liquid, and hazardous wastes;
- ❖ To promote health and well-being;
- ❖ To encourage cultural knowledge and teachings within the community services provided.

Community Buildings and Infrastructure Policies

- 1 In the future, once surveying and site assessments have been conducted for the Plan area, it is recommended that more detailed mapping be conducted so the official community plan may include geo-referenced and surveyed maps for the following:
 - a. Road access and expansion routes
 - b. Transportation Network for Active Transportation Routes
 - c. Public Utilities and Infrastructure including Solid Waste Disposal, Sewer and Water Systems within the Comprehensive Mixed Use designation.
- 2 Consider development of, or upgrades to, the following facilities:
 - a. Health clinic
 - b. Cultural centre
 - c. Recreation and youth centre (e.g.: gymnasium)
 - d. Dock and wharf area
- 3 Consider adopting innovative green building policies for KCFN government facilities such as the Green Building Policy for Regional District Facilities developed by the Regional District of Nanaimo.





- 4 Those with historic or contemporary land rights that may be particularly affected by any proposed development must be consulted as early as possible in the planning process.
- 5 Locate major institutional and significant public facilities that are intended to serve the entire community within or close to community centres. This includes lands for educational facilities, health-care centre, correctional institutes, and public docks.
- 6 A multi-use design philosophy, rather than single purpose, shall be considered in design and development of new public recreation and health care facilities.
- 7 Support community facilities and infrastructure development in community centres that:
 - a. maintain the coastal 'sense of place' and are aesthetically pleasing
 - b. ensure design and construction that is compatible with the KCFN culture and the natural environment.
- 8 The KCFN Government will determine culturally appropriate locations for Ka:'yu:'k't'h' and Che:k'tles7et'h' First Nations cemeteries. For example, historical gravesites were established away from human habitation.
- 9 Ensure backup power supply is adequate to accommodate emergency needs and future expansion.
10. Consider partnerships when developing health and safety plans such as:
 - a. Emergency preparedness plan/Medical safety plan
 - b. Urban/Wildfire interface plans
 - c. Dangerous wildlife protection plan
 - d. Solid and liquid waste management plan
 - e. Community Watershed management plan
 - f. Air quality management plan
 - g. Environmental Management plan
11. Emergency preparedness planning/medical safety planning is a priority and plans should consider the following concerns, identified by the Ha'wiih Advisory Council:
 - a. location of a building that includes first aid materials and emergency food and water,
 - b. location of a helicopter landing pad,
 - c. warning systems/sirens in the case of extreme weather events,
 - d. an initial response plan for medical emergencies,
 - e. covered emergency transport vehicle-a vehicle is required to safely transport people to the helicopter pad for evacuation.
 - f. support for first aid training at higher levels (such as OFA level 3)
 - g. development of a list to identify type and level of First Aid and health training held by citizens in community centres. For example KCFN fishers are required to have First Aid.
12. Support and enhance partnerships with neighbouring First Nations, Strathcona Regional District, Provincial and Federal governments, and regional health authorities to develop emergency services.



Transportation Policies

- 1 Integrate and support the use of alternative transportation to reduce energy use, net energy generation and greenhouse gas (GHG) emission.
- 2 Consider the role of existing historic resource access roads throughout the Ka:'yu:'k't'h'/Che:k'tles7et'h' lands in achieving a number of goals including wildfire control, forest management, and hunting, fishing, and gathering opportunities.
- 3 Consider transportation networks of pathways and trails to connect neighbourhoods, destinations, facilities, and activity centres in new developments.
- 4 Support and enhance the existing pedestrian activity/movement within community centres.
- 5 To support bicycling and other low impact types of transport within and between the commercial and residential areas, consider the development and integration of continuous and safe cycling infrastructure into existing and proposed road and trail improvements.
- 6 KCFN shall strive to increase shared transportation by:
 - a. providing infrastructure associated with public transit, including boats, small buses (for example a sea-bus or 15-passenger transport vehicle), covered shelters, and pedestrian routes, in order to increase accessibility.
 - b. supporting local entrepreneurs who wish to provide shared transportation and taxi services on land and water.
- 7 KCFN will complete a Public Safety Act and this Act shall include regulations and enforcement procedures to ensure drivers must have a valid driver's license and vehicle insurance.
- 8 KCFN will support and improve road networks, within and to, community centres by working to ensure:
 - a. safe and efficient access for emergency transportation. For example, the road to the helicopter pad could be widened to two lanes so emergency transport can get through.
 - b. road maintenance is regular,
 - c. any damage to roads, from development and building projects, must be repaired at the cost of the developer/contractor.



Waste Management Policies

- 1 KCFN will encourage waste reduction, composting, waste diversion and recycling.
- 2 Provincial and Federal Government guidelines will inform the development of regulatory tools such as setbacks for buildings and solid waste or sewage disposal systems adjacent to watercourses, water bodies and ocean frontage, and the removal of vegetation from these areas.



- 3 KCFN will encourage appropriate disposal of derelict cars, trucks, boats, motors, and machinery to eliminate related leaks and spills of petroleum product and other waste.
- 4 KCFN will develop a transfer process and/or facility to ensure the safe handling and storage of sewage, solid and hazardous waste, to include additional recycling options, and to consider green technologies.
- 5 KCFN will continue to explore opportunities to partner with the Strathcona Regional District to ensure effective sewage systems and solid waste management services are implemented.

Water Supply Policies

- 1 Land use activities that require the disposal of waste, including sewage effluent, should be prohibited where those uses would potentially impair the quality of, fish bearing streams/rivers, surface or ground water resources to the detriment of existing or future users.
- 2 KCFN will ensure water supply to existing users and require proof of an adequate, year round potable water supply for new developments.
- 3 KCFN will work to protect essential watershed areas from housing development or commercial or industrial activities that could impair fresh water supplies or harm fish bearing streams/rivers.
- 4 Design and construction of roads and other forms of development should minimize the risk of contamination and the disruption to natural watercourses, runoff, groundwater, and fish bearing streams/rivers.
- 5 Expand current capacity for water storage and distribution to accommodate future demands.
- 6 Continue to monitor and test water treatment, water quality, and water safety.

4.8 Environmentally Sensitive and Hazardous Areas



There are many areas within KCFN lands with steep slopes, rocky outcrops, lakes, wetlands, and water courses. This designation has been developed, and is justified, by a number of factors including: values established within the community that indicate a desire for development that is safe and sustainable; protection of the inherent values in the natural environment; protection of the features, functions, and conditions vital for stream health and productivity; reducing and avoiding erosion hazards and; protecting property infrastructure and private property.



Goal: A built landscape that is in harmony with the natural environment.

Objectives

The purpose of the designation is:

- ❖ to protect environmentally sensitive areas;
- ❖ to protect the quality and quantity of ground water and surface water; and
- ❖ to develop settlement patterns that minimize the risks associated with natural hazards.

Policies

- 1 KCFN will work to identify Development Permit Areas (DPA) to protect areas within the OCP that are environmentally sensitive to development or that are subject to hazardous conditions as identified. This includes, but is not limited to: tsunami zones and 200 year floodplains, steep and/or unstable slopes, riparian areas, sensitive fish habitat areas, habitat areas for species at risk, wetlands and the coastal shoreline.
- 2 KCFN will work to complete environmentally hazardous and sensitive area mapping.
- 3 Continue to engage in studies to determine environmentally sensitive and/or environmentally hazardous areas when feasible. The M^{uq}in /Brooks Peninsula Park Shoreline Sensitivity Study (2013) is an example of this type of work.
- 4 KCFN will establish guidelines through zoning law to specify restrictions on development in areas identified as environmentally sensitive or hazardous.
- 5 Zoning and Structures Acts shall consider including the following:
 - a. Due to the safety hazards associated with steep slopes, building shall be discouraged on slopes exceeding 30%. A geotechnical assessment done by a qualified professional may be required for all construction on slopes between 20% to 30%.
 - b. New development near escarpments that have a slope in excess of 30% shall be set back at a site-specific distance. In no case shall new development be less than 15 metres from the top or the toe of the slope in order to reduce the impact of erosion and slumping. The only exception is for trails and viewpoints.
- 6 Consider the floodplain and tsunami zone when reviewing proposals for development.
- 7 Consider implementing legislation developed in the Green Bylaws document for conserving sensitive ecosystems and green infrastructure.
- 8 Develop guidelines or legislation dictating the distance required between a shoreline or high-water mark and adjacent development (riparian setbacks) that exceed provincial standards.
- 9 KCFN will work to address erosion issues especially along the foreshore in areas where development exists and where development is planned.



4.9 Culturally Significant Areas

Within the Ka:'yu:'k't'h'/Che:k'tles7et'h' lands, there are many culturally significant areas with varying degrees of sensitivity. Much work has been done within the Nations, working closely with KCFN Elders and Hereditary Chiefs, to develop three levels of cultural sensitivity.

Cultural and Heritage Resources Mapping is currently in progress. Due to the confidential nature of this information, the maps have not been included within this document but must be viewed as an integral part of any development process.

Goal: Preservation of culturally significant and sensitive sites and areas.

Objectives

- ❖ to protect culturally significant and sensitive areas;
- ❖ to protect culturally modified trees (CMTs)
- ❖ to promote good stewardship of sites and structures with cultural heritage value.

Policies

- 1 Any development project must consider culturally significant areas, site, and structures on all lands and foreshore and culturally modified trees:
 - a. identified by KCFN,
 - b. on the Cultural and Heritage Resources maps.
- 2 KCFN will continue efforts to develop mapping and to develop zoning laws to further protect culturally significant areas through the creation of a Culturally Significant Areas Development Permit Area.
- 3 KCFN will continue efforts to reduce access to culturally significant sites by Kayakers and other visitors to KCFN lands. KCFN will consider exploring creative ways to reduce access such as:
 - a. developing a KCFN recreation map of KCFN approved areas for kayakers and recreational boaters to visit.
 - b. continued work with BC parks to focus tourism activities in areas away from culturally significant sites.





4.10 Development Permit Areas (DPA)

Development permit areas (DPA) may be employed to achieve some of the objectives identified in the official community plan. A DPA can be designated to protect values that have been identified within the community. This OCP recommends the development of two types of DPAs- Environmental, and Cultural. As stated in the KCFN Planning and Land Use Management Act, DPA designations are not effective until guidelines respecting the manner by which the special conditions or objectives will be addressed are specified. As the guidelines referred to were not established at the time of this OCP, they must be specified by zoning law(s). Once zoning laws have been adopted, DPA designations may come into effect.

ENVIRONMENTAL DEVELOPMENT PERMIT AREA

In the environmentally sensitive and hazardous areas policies section within this OCP, the KCFN is encouraged to establish development permit areas to further ensure protection of the Ka:'yu:'k't'h'/Che:k'tles7et'h' lands, water, and people. Detailed mapping and zoning must be undertaken in order to develop the guidelines for this DPA.

Policies

- 1 If development is proposed in an area identified as an Environmentally Hazardous or Environmentally Sensitive DPA, the following prohibitions apply unless an exemption applies or an owner first obtains a development permit as described in Part 5 of the KCFN Planning and Land Use Management Act:
 - a. Ka:'yu:'k't'h'/Che:k'tles7et'h' lands within the area must not be subdivided;
 - b. Construction of, addition to or alteration of a building or other structure must not be started;
 - c. Ka:'yu:'k't'h'/Che:k'tles7et'h' lands within an area designated under a DPA must not be altered; and
 - d. Ka:'yu:'k't'h'/Che:k'tles7et'h' lands or Ka:'yu:'k't'h'/Che:k'tles7et'h' foreshore within DPA area or a building or other structure on that land or foreshore, must not be altered.

CULTURALLY SIGNIFICANT AREAS DPA

To further protect culturally modified trees and areas identified by KCFN as culturally significant, KCFN is encouraged to establish guidelines for DPA areas.

Policies

- 1 The Culturally Significant DPA will apply to all lands and foreshore in the Official Community Plan area identified as culturally significant or sensitive.
- 2 If development is proposed for a site that is determined to be a Culturally Significant DPA the following prohibitions apply, unless there is an exemption or an owner first obtains a development permit as described in Part 5 of the KCFN Planning and Land Use Management Act:



- a. Ka:'yu:'k't'h'/Che:k'tles7et'h' lands within the area must not be subdivided;
 - b. construction of, addition to or alteration of a building or other structure must not be started;
 - c. Ka:'yu:'k't'h'/Che:k'tles7et'h' lands within an area designated under a cultural DPA must not be altered; and
 - d. Ka:'yu:'k't'h'/Che:k'tles7et'h' lands or Ka:'yu:'k't'h'/Che:k'tles7et'h' foreshore within cultural DPA area or a building or other structure on that land or foreshore, must not be altered.
- 3 KCFN will establish guidelines through zoning law to specify restrictions on development near CMTs and in areas identified as culturally significant or sensitive according to:
- a. KCFN identification
 - b. Cultural and Heritage Resources mapping.

4.11 Climate Change Mitigation & Green House Gas Reduction

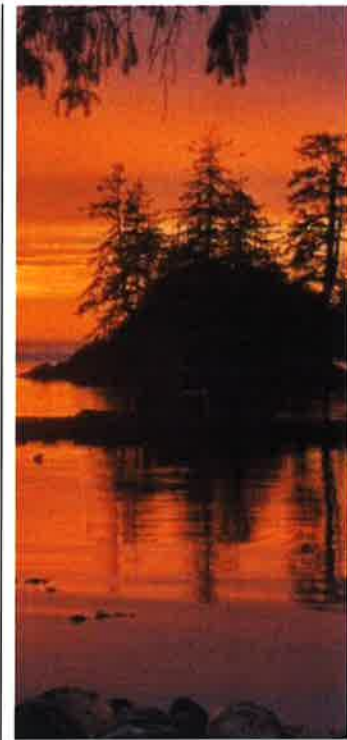
Coastal planning in response to climate change is increasingly important for coastal communities there are several considerations when discussing climate change and greenhouse gases (GHG).

- ❖ **Climate change** as a change in the mean state of the climate, or in climate variability, that persists for decades or longer. Thus climate change can mean general warming in mean annual air temperature, or warmer winters, but also changes in the frequency and intensity of extreme weather events, including heat waves, heavy rain and snow storms, and drought. The global climate has changed over long periods of time as a result of natural causes. However, more recent and rapid climate change is being attributed to human activities, such as burning fossil fuels and land use changes.”

-The Intergovernmental Panel on Climate Change

- ❖ Greenhouse gases (GHG) are chemical compounds found in the Earth's atmosphere that allow sunlight to enter the atmosphere freely. Greenhouse gases absorb infrared radiation and trap heat in the atmosphere. Over time, the amount of energy sent from the sun to the Earth's surface should be about the same as the amount of energy radiated back into space, leaving the temperature of the Earth's surface roughly constant.

-USA National Energy Information Center (NEIC)



*Hishuk-is-Ts'awalk
Everything is one*





The connection between local greenhouse gas levels and climate change has been recognized as a global trend. In British Columbia, several municipalities have signed the BC Climate Action Charter, making a commitment to:

- ✓ measure and report on greenhouse gas emissions in their community;
- ✓ create compact, more energy efficient communities.

By measuring greenhouse gas emissions communities work toward managing emissions, and related energy, fuel, and paper consumption. Measuring and managing emissions can result in efficiencies and cost savings.

Goal: Nations actively and deliberately managing the impacts of climate change and reducing contributions to climate change.

Objectives

- ❖ To plan for an adequate energy supply and to promote conservation and efficient energy use.
- ❖ To plan for alternative forms of energy.
- ❖ To reduce and prevent air, land and water pollution.
- ❖ To give consideration to the impacts of climate change in all land use decisions and assess the risks and vulnerabilities of climate change.
- ❖ To reduce greenhouse gas (GHG) emissions.

Policies

These policies apply to all land use designations:

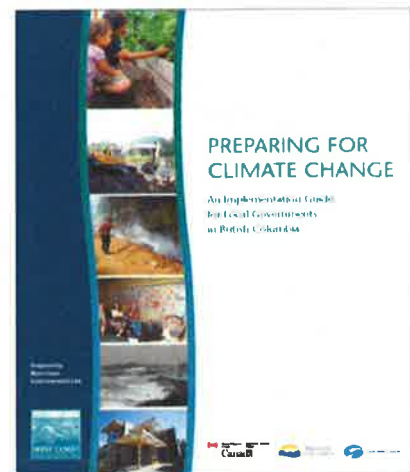
- 1 Assess the impacts of climate change on the community and explore climate change adaptation strategies that would strengthen community resiliency to climate change.
- 2 KCFN Government will strive to be a leader in climate change mitigation and adaptation, by aiming to integrate best practices in government buildings and operations, such as infrastructure development, social housing, energy efficiency, climate change action, solid waste management, and other initiatives. Energy efficiency policies for government buildings and social housing will be considered and implemented when possible.
- 3 KCFN will buffer shorelines and develop strategies to mitigate a rise in sea level.
- 4 KCFN will consider Energy efficiency legislation such as the Vancouver Energy Utilization bylaw to regulate energy efficiency in commercial and residential buildings.
- 5 Consider development permit areas designed to promote energy and water conservation to help communities to be more resilient to climate change impacts like water shortages and potential disruptions in centralized energy supply due to heavy seasonal demand or extreme weather events.
- 6 The KCFN Planning and Land Use Management Act states that an OCP must include targets for the reduction of greenhouse gas emissions in the area covered by the Plan and must include policies and actions proposed with respect to achieving those targets. Without a



baseline study of greenhouse gas emissions that the nation currently emits accurate targets cannot be set at this time. Once this study has been done, green policies such as those outlined in the *BC Climate Action Toolkit for Municipalities* should be considered.

- 7 The KCFN Government shall conduct a study to determine current GHG emissions and which activities on the OCP lands are contributing the most to GHGs. Within the community, greenhouse gas emissions may be generated by such things as: fossil fuel energy use; transportation (such as vehicle kilometres travelled, fleet composition and fuel(s) consumed); and the quantity and composition of waste and disposal methods. Emission reduction targets, set by local governments, should be meaningful and achievable relative to the community.
- 8 Methodology for measuring and recording GHG emissions are outlined in a document developed by the Ministry of Environment in 2012, titled “BC Best Practices Methodology for Quantifying Greenhouse Gas Emission: Including Guidance for Public Sector Organization, Local Governments, and Community Emissions.” The document is available at: <http://www.livesmartbc.ca/community/charter.html>.
- 9 The KCFN Government shall continue to explore and support the use of alternative energy resources and technologies including, but not limited to systems using: passive energy, geothermal, solar thermal, solar photovoltaics, wind, tidal, solar photovoltaic, and hydro.

Additional areas for Act and legislation development have been addressed throughout the policy sections in Part 4 of this document. To increase community resiliency, several of the policy areas discuss Climate Change. Assessing the effect of this global trend on a more local scale and determining the impacts on the Ka:'yu:'k't'h'/Che:k'tles7et'h' First Nations lands will allow the Nation to prepare and adapt to changes in climate that may increase vulnerability. There are several resources for climate change mitigation and greenhouse gas (GHG) reduction. A report by West Coast Environmental Law, titled *Preparing for Climate Change: An Implementation Guide for Local Governments in British Columbia* (shown right), has various approaches for climate change mitigation for governments who are at different stages of assessing climate change effects and impacts on the community.



Preparing for Climate Change: An implementation guide for local governments in British Columbia is an excellent resource.

Part 5: Implementing the Plan and Adaptive Management



Plan Adoption
Plan Implementation
Plan Monitoring and Evaluation
Plan Amendments



5 Implementing the Plan and Adaptive Management

Goal: Successful implementation of the Official Community Plan

Objectives

- ❖ To encourage public participation in the planning and community development process.
- ❖ To implement and amend the OCP in a timely and coordinated manner.

Policies

- 1 Develop an Official Community Plan implementation plan following the adoption of this OCP that identifies priorities for actions and timelines over short (five year) and medium (ten year) time frames.
- 2 Establish detailed regulatory and financial instruments such as acts, regulations, codes and budgets.
- 3 Establish a process for review of the OCP that incorporates Plan adaptability and community resiliency.
- 4 Continue to seek partnerships and innovative methods for funding implementation.
- 5 Undergo a periodic update of the Plan (e.g. every 5-10 years).

5.1 Plan Adoption

Authority to adopt the Official Community Plan lies with the Legislature. Once the Official Community Plan is adopted by the Legislature, as outlined in the Planning and Land Use Management Act, any development or use of KCFN lands will be in accordance with the OCP.

Please note the following, described in detail in the KCFN Planning and Land Use Management Act:

- ❖ An official community plan does not commit or authorize the Ka:'yu:'k't'h'/Che:k'tles7et'h' government or any person to proceed with any project that is specified in the plan.
- ❖ The Legislature may consider a proposed official community plan in conjunction with any other land use planning and with any social, economic, environmental or other community planning and policies that the Legislature considers relevant.



- ❖ All Acts or works undertaken by the Ka:'yu:'k't'h'/Che:k'tles7et'h' government after the adoption of an official community plan must be consistent with this OCP.

5.2 Plan Implementation

The OCP is intended to provide long range guidelines for sustainable community planning and development. The Legislature will establish regulatory and financial tools to facilitate the implementation of the OCP.

Throughout the Official Community Plan process, community engagement and involvement is extremely important. For an OCP to be successful, the community must also have input and be involved in Plan implementation.

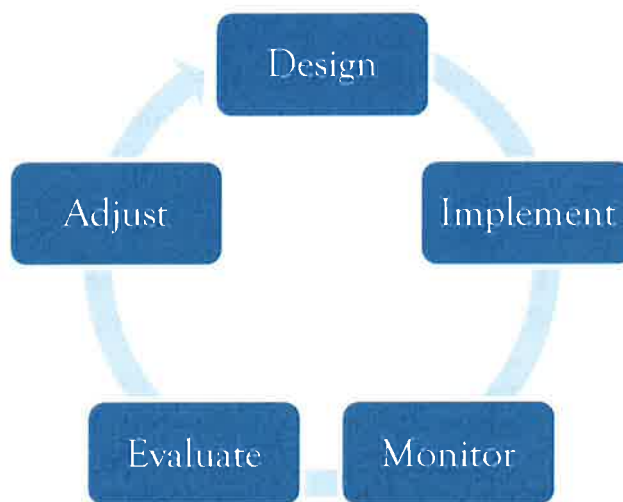
Comprehensive review of the OCP shall occur on a regular basis (five - ten years). On an ongoing basis, an adaptive management approach (discussed in more detail below) can be employed to ensure that the Plan is responsive to changing circumstances, both global and local, that have occurred over time.

Ka:'yu:'k't'h'/Che:k'tles7et'h' First Nations are working to develop a Zoning and Structures Act as part of a joint Maa-nulth first Nation project during this current fiscal year.

5.3 Plan Monitoring and Evaluation

A process for regular plan review, monitoring and adjustment will enable the Ka:'yu:'k't'h'/Che:k'tles7et'h' government to respond to new information, and to anticipate and adapt to change. Adaptive Management acknowledges that global and local circumstances and influences can result in social, cultural, economic and ecological changes within the local community.

This approach is a formal process for improving management policies and practices by learning from their outcomes. In the Adaptive Management Framework (shown right), plan implementation, monitoring, evaluation and adjustment is a cycle, where amendments are made in response to emerging trends and major change. Adaptive Management anticipates that policies and practices may change and that successful communities will establish a process to support necessary change.



Adaptive Management Framework

Source of diagram -

<http://www.for.gov.bc.ca/hfp/amhome/Admin/index.htm>



Adaptive Management: An Example Approach for KCFNs

Policy from section 4.8 Climate Change Mitigation & GHG Reduction indicates that KCFN will assess the impacts of climate change on the community and explore climate change adaptation strategies that would strengthen community resiliency to climate change. As needs are indicated, based on the assessment, KCFN may wish to develop policies where a need has been identified. For example, if at present water supply is not an issue, but over time it becomes a concern, due to housing demand or climate change, KCFN may wish to include, in the Plan, policies to adapt to water shortages such as improving water conservation and planting drought-tolerant species. As well allowing and adjusting for increased risk factors, adaptation may also include strategies for responding to new opportunities. For example, a longer growing season, as a result of climate change, may present opportunities for local agriculture.

5.4 Plan Amendments



Amendments must be in accordance with the consultation and public hearing requirements outlined in sections two and three.

Certain parts and sections of the Official Community Plan may only be amended after the Legislature holds a public hearing on the proposed amendment in accordance with Part 3, and by an affirmative vote of at least two-thirds of the members of the Legislature present and voting.

To ensure the Official Community Plan reflects significant changes that occur within the community, as well as external risks such as climate change, and global economic instability, review of and amendments to the OCP will occur. While monitoring, review, and evaluation are part of a continual process throughout the life of the Plan, amendments and significant changes to the Plan must follow the amendment procedures, including consultation and public hearing, outlined in the KCFN Planning and Land Use Management Act.

KCFN may undertake a review of this plan or make strategic amendments to its content outside the standard review cycle (every 5 years) in response to major change, unforeseen events, new opportunities and other matters.

KCFN is currently involved in strategic planning and is developing aspects of self-government since the Maa-nulth First Nations Treaty was ratified April 1, 2011 including plans for:

- Housing
- Economic Development Plan
- Forestry Plan
- Fisheries Strategic Plan
- KCFN Strategic Plan

Once completed, strategic planning work will help to further define, in more detail, areas of the KCFN lands that have been designated Resource Stewardship Lands and Comprehensive Mixed Use.



Mapping, Glossary & Appendices



Glossary

OCP Plan Maps

Appendix 1: Written Report of Public Hearing



Glossary

Term	Definition
200 Year Floodplains	The area that can be expected to flood, on average, once every 200 years.
Act	An Act of the Legislature, parliament, a legislature or any other similar legislative body of government, whether referred to as a statute, code, legislation or by any other name.
Active Transportation	Any form of human-powered transportation, such as walking, cycling, using a wheelchair, in-line skating, or skateboarding.
Affordable Housing	Housing where the rent or mortgage plus taxes is 30 percent or less of a household's gross annual income. Households that have no option but to pay more than 30 percent of their gross income on shelter expenditures in reasonable condition and of appropriate size, are households that are in need of affordable housing.
Bond	A written guarantee in regards to the fulfillment of a legal obligation. A written promise of one person to do something or to pay a sum of money to a specified person, on either a certain date or upon the occurrence, or barring the occurrence, of a specified event.
Buffer/Vegetated Buffer	A landscaped or natural area intended to separate one land use from another to improve land use compatibility and environmental quality. Buffer areas can help by reducing noise, lighting glare and other nuisances, or by facilitating natural drainage and wildlife movement.
Climate Change	Change in the mean state of the climate, or in climate variability, that persists for decades or longer. Thus climate change can mean general warming in mean annual air temperature, or warmer winters, but also changes in the frequency and intensity of extreme weather events, including heat waves, heavy rain and snow storms, and drought. The global climate has changed over long periods of time as a result of natural causes. However, more recent and rapid climate change is being attributed to human activities, such as burning fossil fuels and land use changes.
Community Gardens/Greenhouses	Parcels of land divided into small plots for local residents to grow their flowers, fruit, and vegetables. Community gardens can also be located within an enclosed structure such as a community greenhouse.
Complete Community	Well-designed, compact neighbourhoods that allow residents to live, work, shop and play in close proximity. People can easily access daily amenities, and local businesses are supported.
Development	Activities involved in cutting, alteration, disruption or destruction of vegetation; disturbance of soil; deposit of soil or other material; construction or erection of buildings or structures; creation of impervious surfaces; installation of flood protection or drainage works; construction of roads, trails, and utility corridors; provision and maintenance of sewer and water services; development of utility corridors; subdivision.
Development Permit Areas (DPAs)	An area designated pursuant to the KCFN Planning and Land Use Management Act where approval of a development permit is required before a building permit can be issued or a subdivision is approved with specified exemptions.



Term	Definition
Duplex	Two residential dwellings, designed for occupancy by no more than two households, placed one above the other or side by side in a principal building on a single parcel.
Environmentally Hazardous	Areas where damage to people and property may occur such as steep slopes and areas within flood and tsunami zones.
Environmentally Sensitive	Areas with low tolerance to human disturbance where slight alterations would result in functional or structural changes to the ecosystem with potentially negative impacts.
Greenhouse Gas Emissions (GHG)	Chemical compounds found in the Earth's atmosphere that allow sunlight to enter the atmosphere freely. Greenhouse gases absorb infrared radiation and trap heat in the atmosphere. Over time, the amount of energy sent from the sun to the Earth's surface should be about the same as the amount of energy radiated back into space, leaving the temperature of the Earth's surface roughly constant.
Foreshore	In general, foreshore means the land between high and low water mark. In relation to Ka:'yu:k't'h'/Che:k'tles7et'h' First Nations, foreshore means those provincial Crown lands adjacent to the Ka:'yu:k't'h'/Che:k'tles7et'h' First Nations lands as identified in a Foreshore Agreement and also includes Submerged lands wholly contained within the outer boundaries of Ka:'yu:k't'h'/Che:k'tles7et'h' First Nations Lands.
Green Corridors/ Greenways	A passage that connects natural areas and communities, associated with watercourses, trails, and transportation routes which provide wildlife habitat and increase recreational opportunities.
Green Spaces	Natural and semi-natural areas, both land and water, that are of ecological, scenic, renewable resource, outdoor recreation and/or greenbelt value. These areas are considered to have high ecological and/or social value as green spaces. Refer also to open space.
Hazardous Waste	Waste that is mostly generated by industrial activities and driven by specific patterns of production. It represents a major concern as it entails serious environmental risks if poorly managed: the impact on the environment relates mainly to toxic contamination of soil, water and air.
Infrastructure	The 'hard' services associated with development; e.g., roads, trail ways, storm drains, water, sewer, etc.
Institutional Uses	Lands used for (but not limited to) educational, administrative, public safety, civic, health care, religious, cultural, sports and recreational facilities, parks, and assembly purposes.
Landscape Buffer	Areas containing any combination of grass, trees, bushes, shrubs, vines, plants, flowers, bark mulch and the like, provided and maintained to enhance and embellish the appearance of the property.
Land Use	Category of activity present on the land.
Mitigation	Measures taken during the planning, design, construction and operation of works and development to alleviate potential adverse effects on natural habitats.



Term	Definition
Multi-Family Dwelling	Any building containing more than three (3) or more dwelling units on a parcel, and includes (but is not limited to) triplexes, townhouses and apartments.
Open Space	Lands on which structures for residential, commercial, institutional or industrial use are not located and are important to the community for their aesthetic, recreational, or ecological value. Lands may be in a 'natural' state (e.g. nature parks, reserves, or undevelopable lands such as flood plains, beaches and wetlands) or 'developed' state (e.g. playing fields, boulevards, squares, plazas, and cemeteries). Refer also to green space.
Plan	In its singular, and unless otherwise stated, means the Official Community Plan of the Ka:'yu:'k't'h'/Che:k'tles7et'h' First Nations.
Policy	A plan or course of action, adopted by a government, political party, or business, intended to influence and determine decisions, actions, and other matters. In the OCP, policies are meant to guide decisions in order to meet the vision, goals, and objectives of the Plan.
Public (access, accessibility, or transportation)	As stated in the KCFN Planning and Land Use Management Act, "public" means (a) Ka:'yu:'k't'h'/Che:k'tles7et'h' citizens, (b) individuals ordinarily resident on Ka:'yu:'k't'h'/Che:k'tles7et'h' lands, and (c) any person who reasonably believes that their interest in Ka:'yu:'k't'h'/Che:k'tles7et'h' lands may be affected by a proposal to adopt an official community plan, a zoning law or an amendment to the Planning and Land Use Management Act.
Qualified Professional	An applied scientist or technologist, or a team thereof, specializing in a particular applied science or technology including, but not limited to, ecology, agronomy, biology, chemistry, engineering, geology or hydrogeology and, (a) who is a registered member in good standing in BC of their appropriate professional organization, is acting under that organization's Code of Ethics and is subject to disciplinary action by that organization, and (b) who, through suitable education, experience, accreditation and knowledge, may be reasonably relied on to provide advice only within their area of expertise, and (c) who carries sufficient Professional Liability Insurance and General Liability Insurance to defend any recommendations made to the municipality in court and pay the fine if convicted, and (d) whose area of expertise is recognized in the assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal, and (e) is acting within that particular area of expertise.
Resource Extraction	Digging up and removing materials or substances such as minerals that are used for specific purposes and can be used for economic gain.
Reclamation	The process of reconvertng disturbed land to its former or other productive uses.
Restoration	Measures taken to re-establish habitat features, functions and conditions damaged or destroyed by human or natural activities.
Riparian	The area adjacent to streams, wetland and lakes that is wet enough or inundated frequently enough to develop or support vegetation cover distinct from the vegetation in neighbouring freely drained areas.



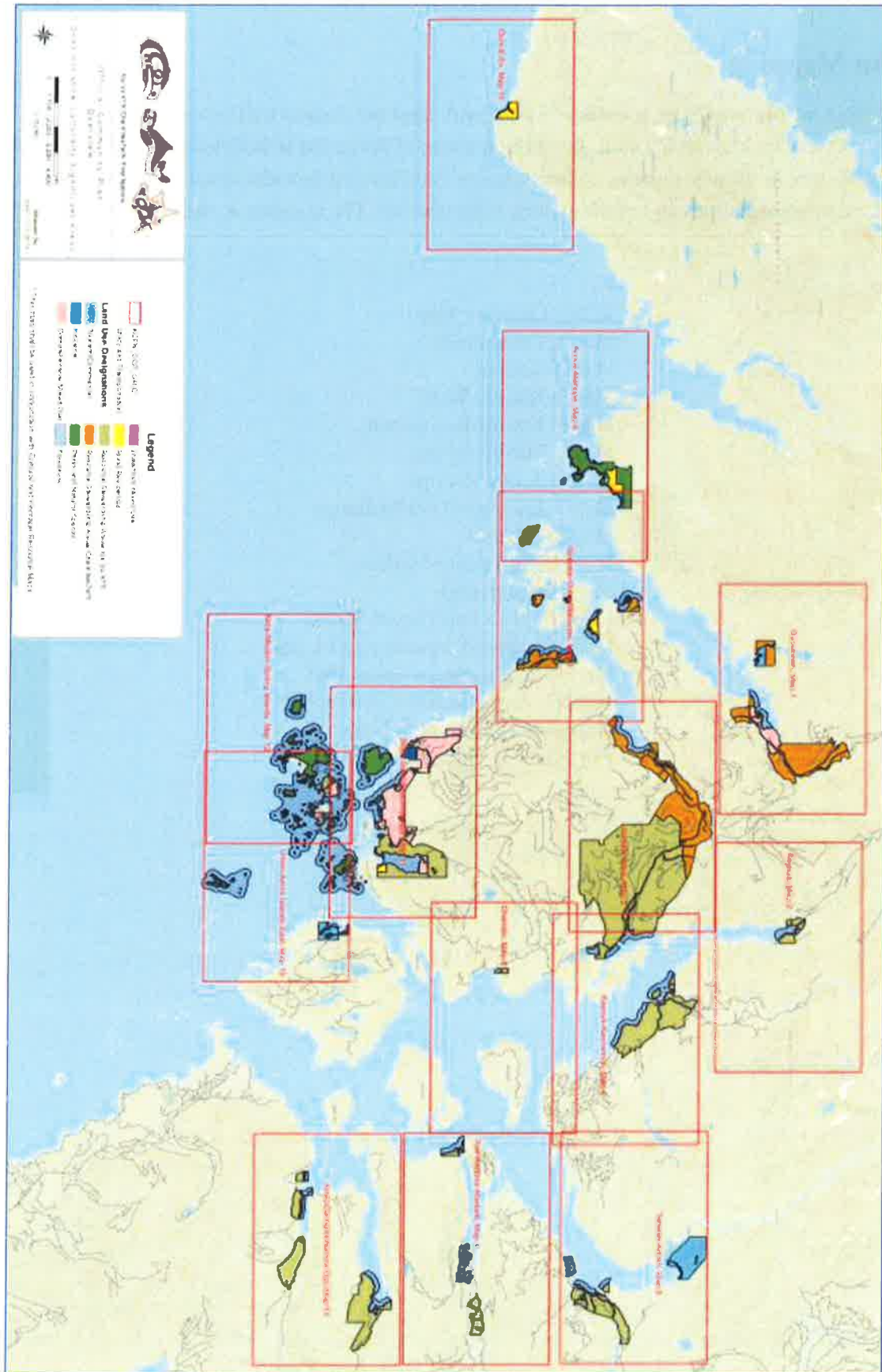
Term	Definition
Riparian Setback	Guidelines or legislation dictating the distance required between a shoreline or high-water mark and adjacent development.
Setback	The distance which a building or other structure is set back from a street or road, a property line, a river or other stream, a shore or flood plain, or any other place which needs protection. Other items such as landscaping, septic tanks, fuel tanks, and various potential hazards or nuisances also require setbacks. Setbacks can be set out in the OCP and in the Zoning and Structures Act.
Single-Unit Dwelling	Any detached building consisting of one dwelling unit containing only one kitchen with cooking facilities, which is occupied or intended to be occupied by one household only.
Solid Waste	Garbage, refuse, rubbish, litter and other discarded materials resulting from residential, commercial, institutional and industrial activities which are commonly accepted at a municipal solid waste management facility, mixed or unmixed. This would generally exclude industrial processing waste and agricultural waste.
Stormwater and Stormwater Runoff Management	The collection and removal of rain water from roadways and surfaces through a combination of gutters, ditches, and stormwater piping. Trees can provide natural stormwater management.
Subdivision	The process of dividing a parcel of land into two or more parcels.
Sustainability or Sustainable Development	The concept of meeting the needs of the present without compromising the ability of future generations to meet their needs. It is based on the efficient and environmentally responsible use of natural, human and economic resources; the creation of efficient infrastructures, and the enhancement of residents' quality of life.
Wildlife Corridors	An area of habitat connecting wildlife populations separated by human activities or development which allow an exchange of individuals between populations, or allow populations to move between one habitat and another.
Zoning	A regulatory tool that provides specific standards for density, use, parking, siting, size and height of buildings on specific parcels of land.

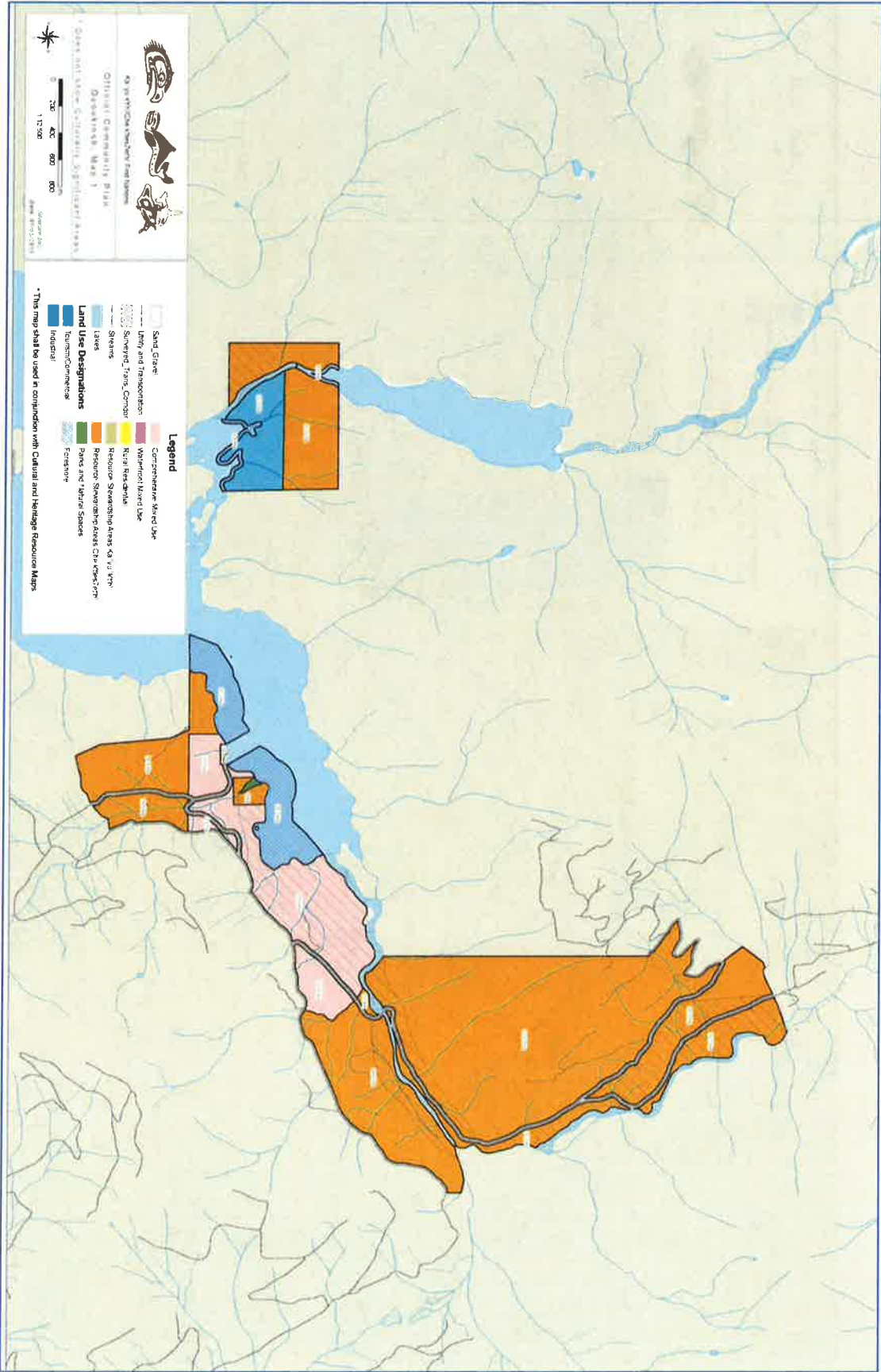


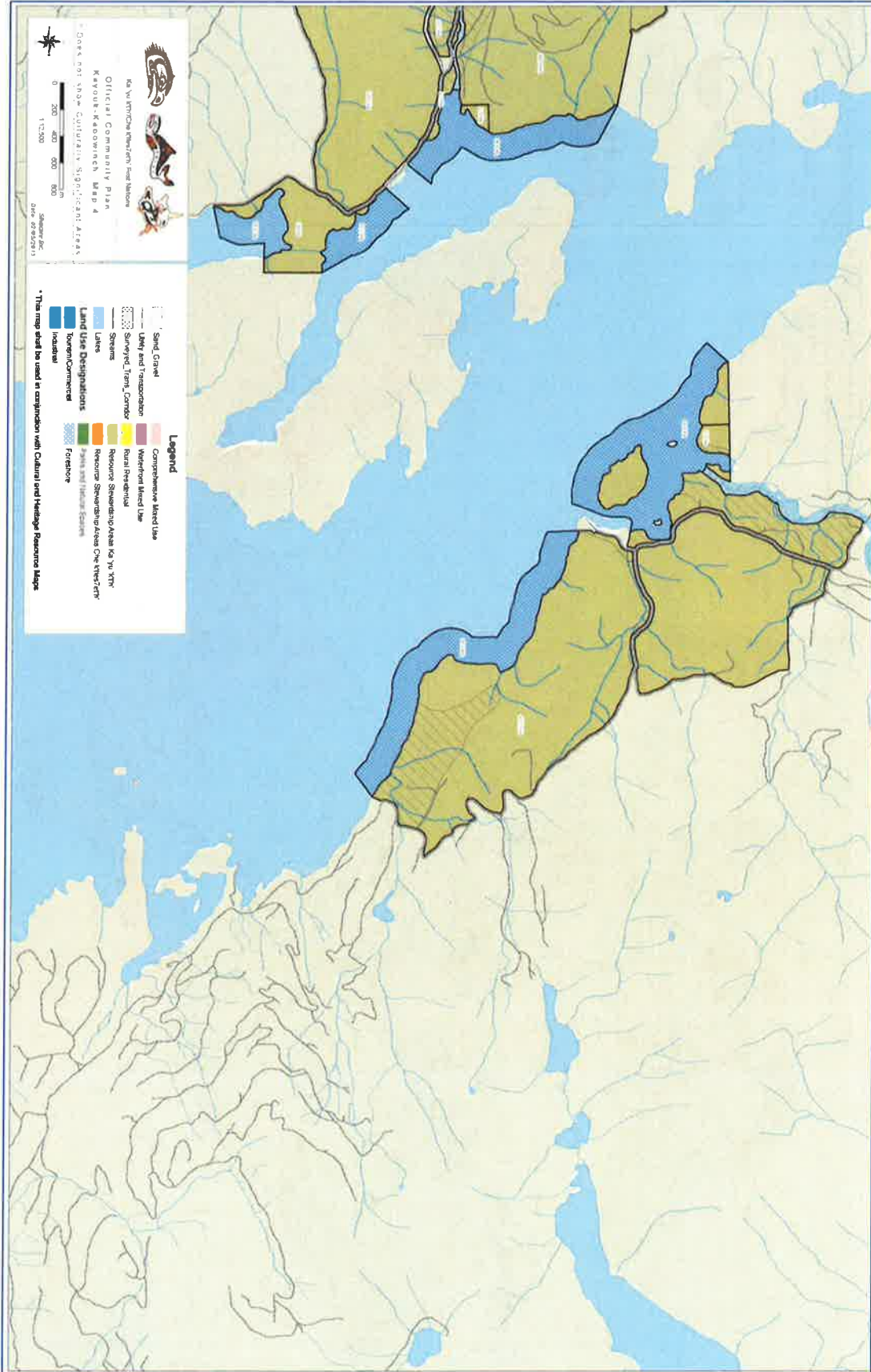
Plan Mapping

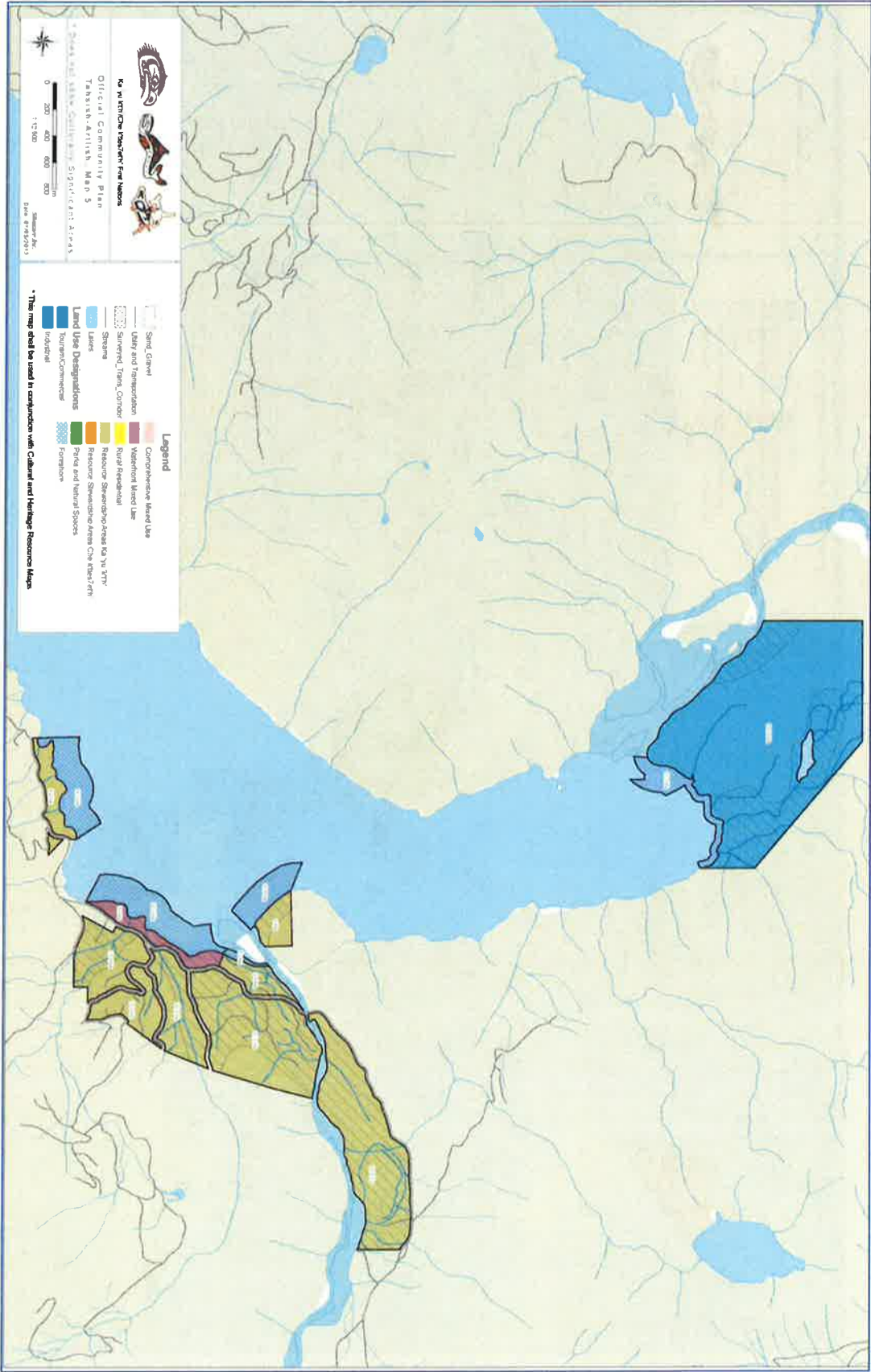
Including the overview map, there are 15 maps with land use designations covering all of the Ka:'yu:'k't'h'/Che:k'tles7et'h' Lands. In addition a map of Houpsitas is included to indicate the existing infrastructure in the area. Finally, an orthophoto of Fair Harbour provides visual representation of both the land use designations and of the existing infrastructure. The maps are in the following order .

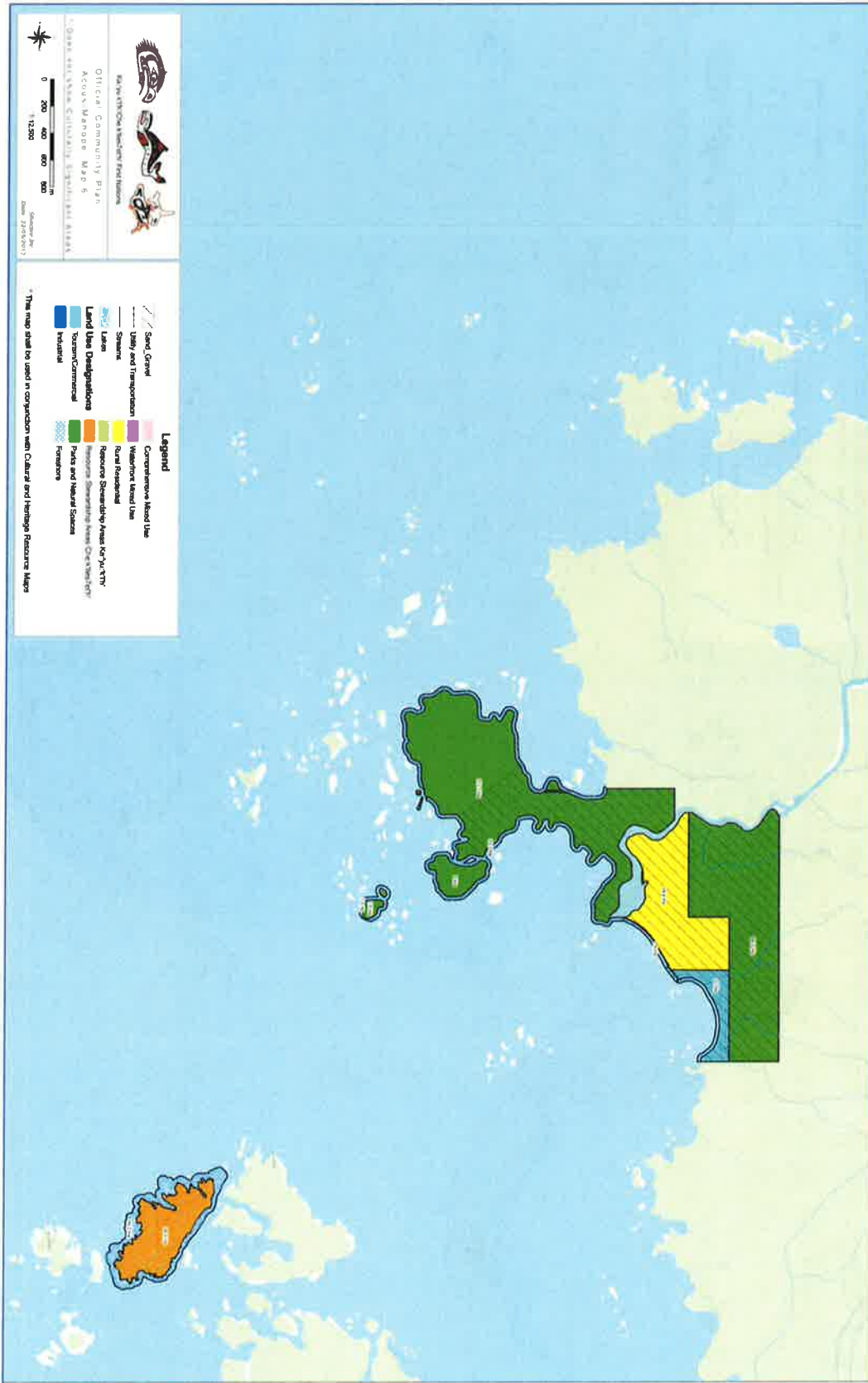
- KCFN Overview Map
- Map 1: Ououkinish
- Map 2: Kashutl
- Map 3: Kayouk West
- Map 4: Kayouk-Kaoowinch
- Map 5: Tahsish-Artlish
- Map 6: Acous-Mahope
- Map 7: Upsowis-Outer Malksope
- Map 8: Chamiss
- Map 9: Fair Harour-Markale
- Map 10: Quin-E-Ex
- Map 11: Black Sand Beach-McKay
- Map 12: Aktis-Mission-Spring Islands
- Map 13: Union-Amos Island East
- Map 14: Amai-Cachalot-Narrow Gut
- Houpsitas Infrastructure Map
- Fair Harbour Orthophoto

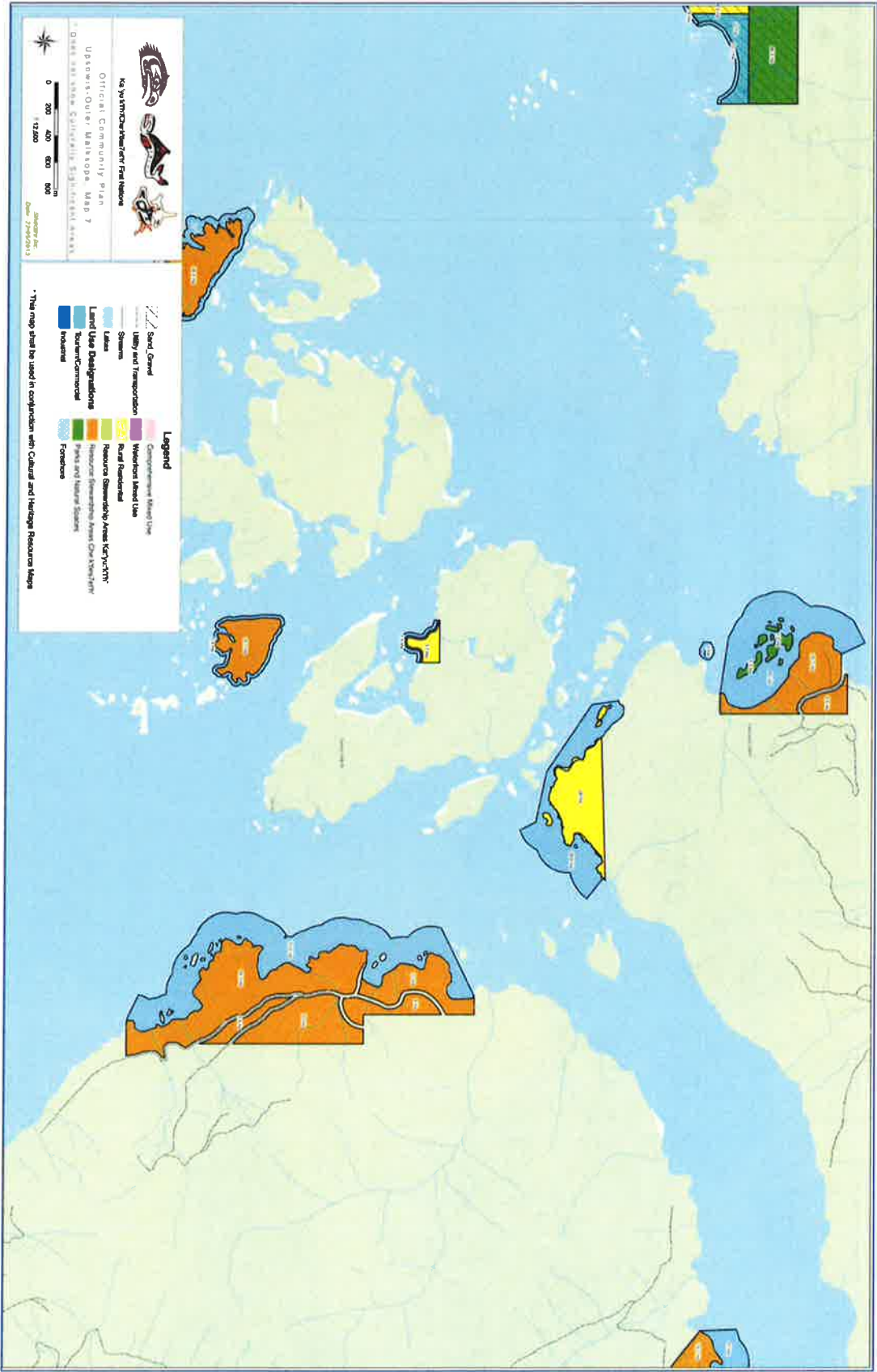


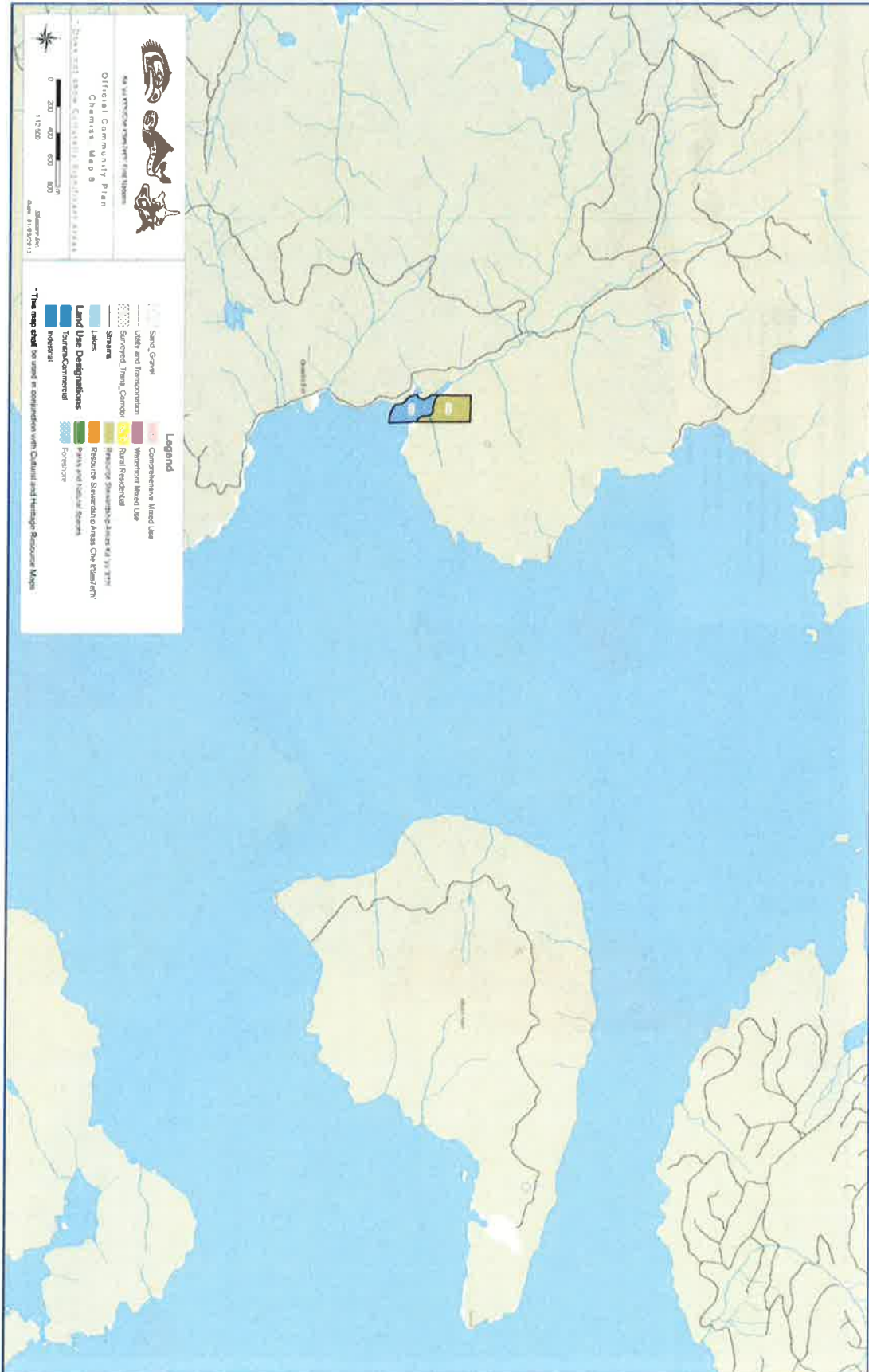


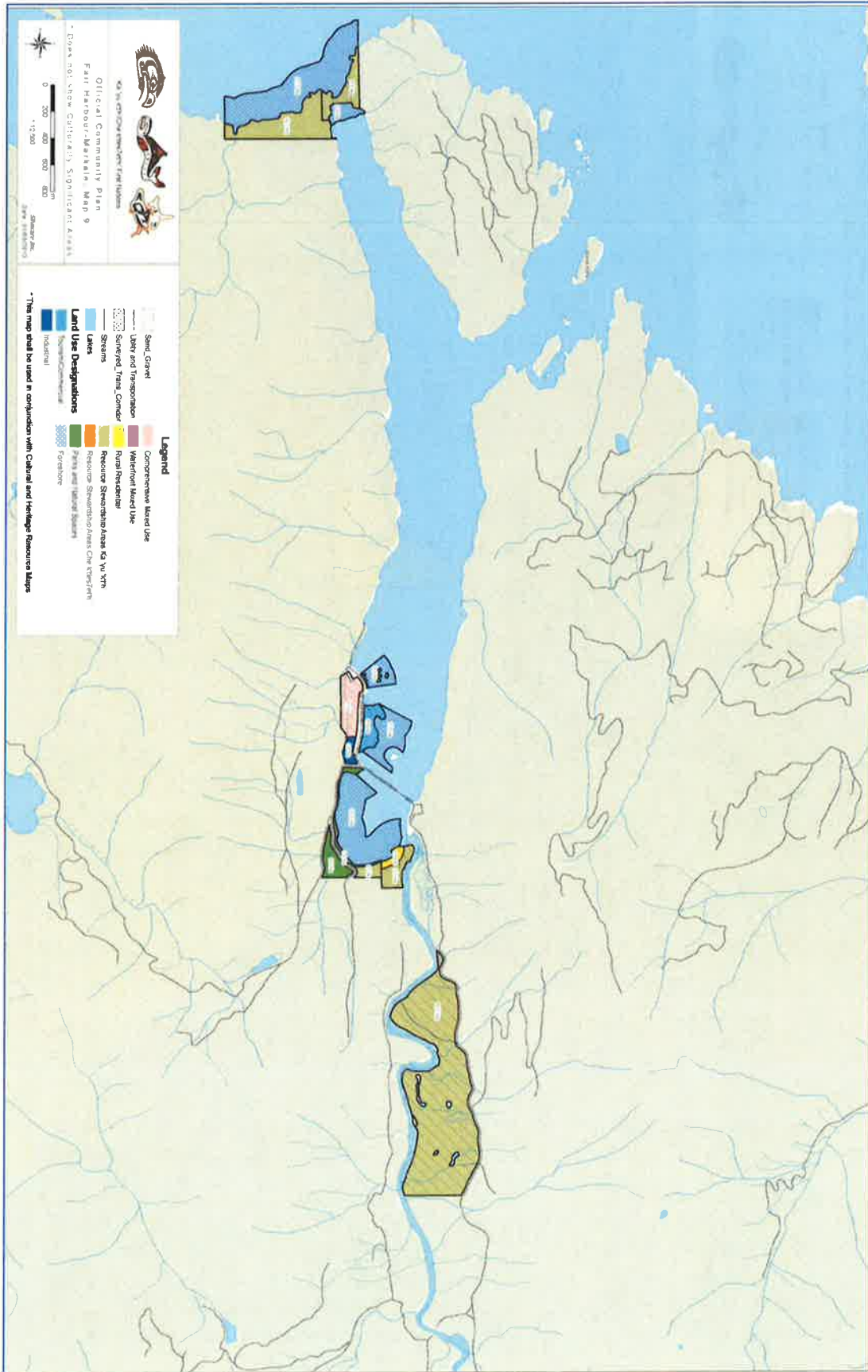


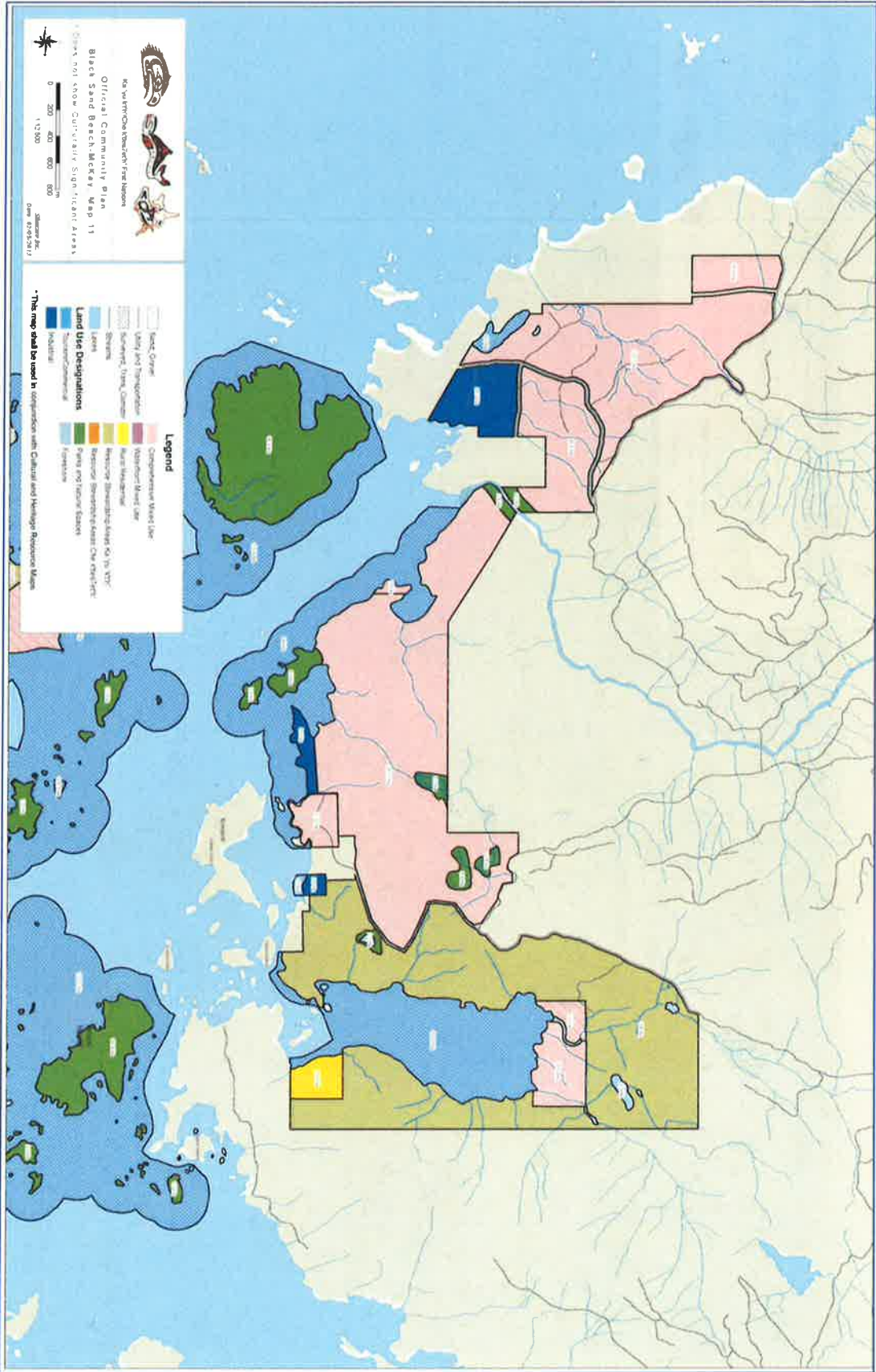


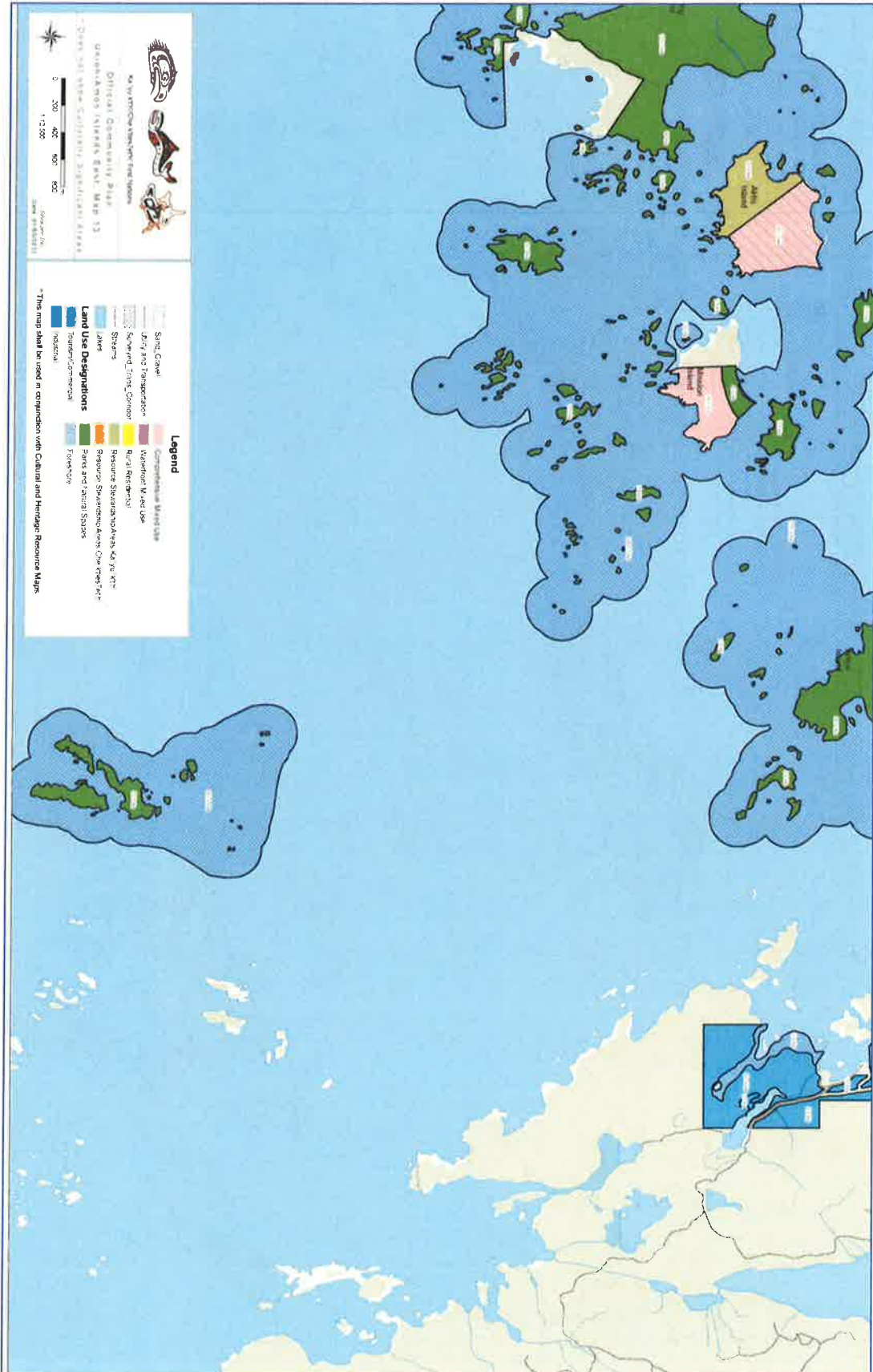


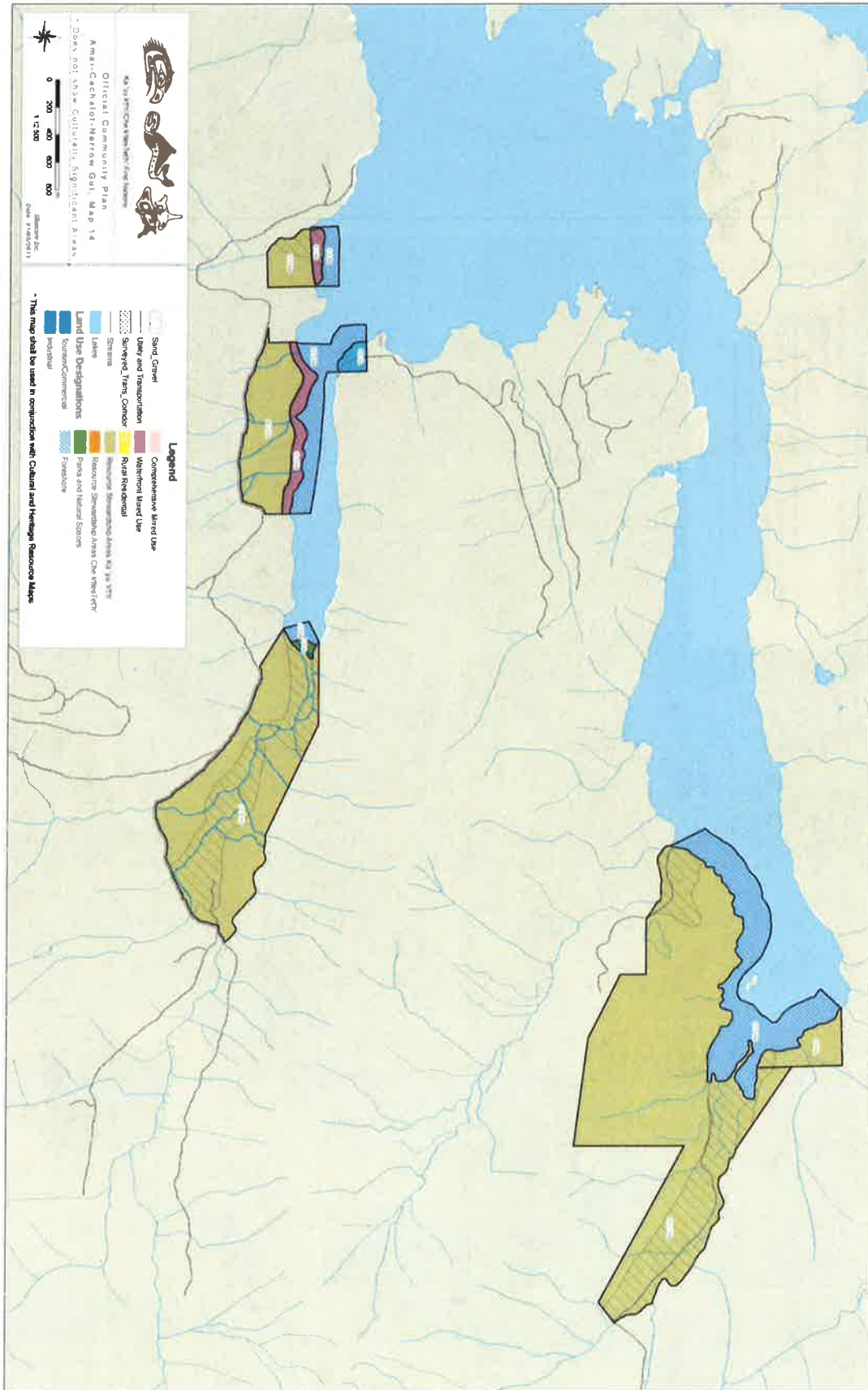


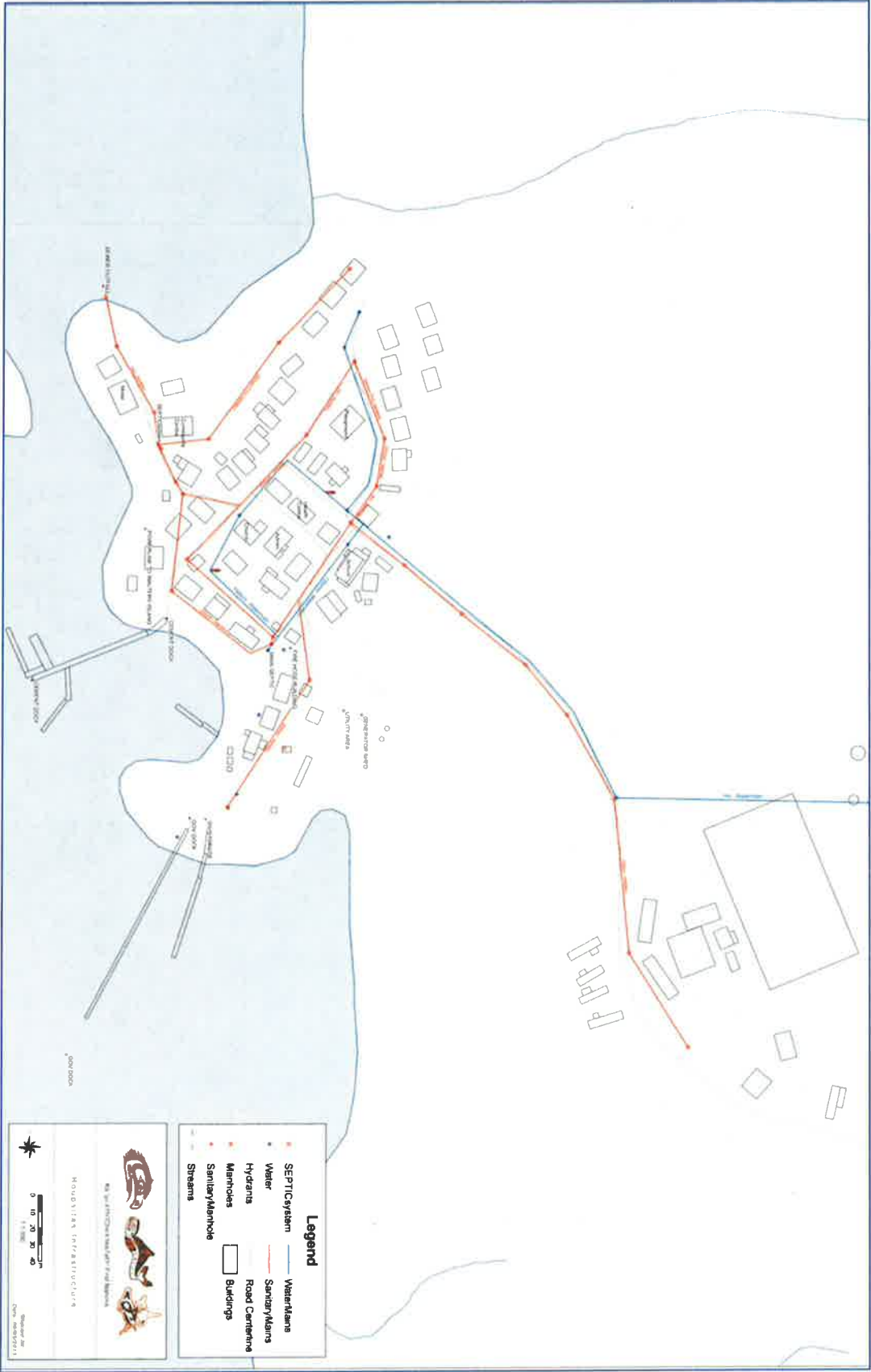


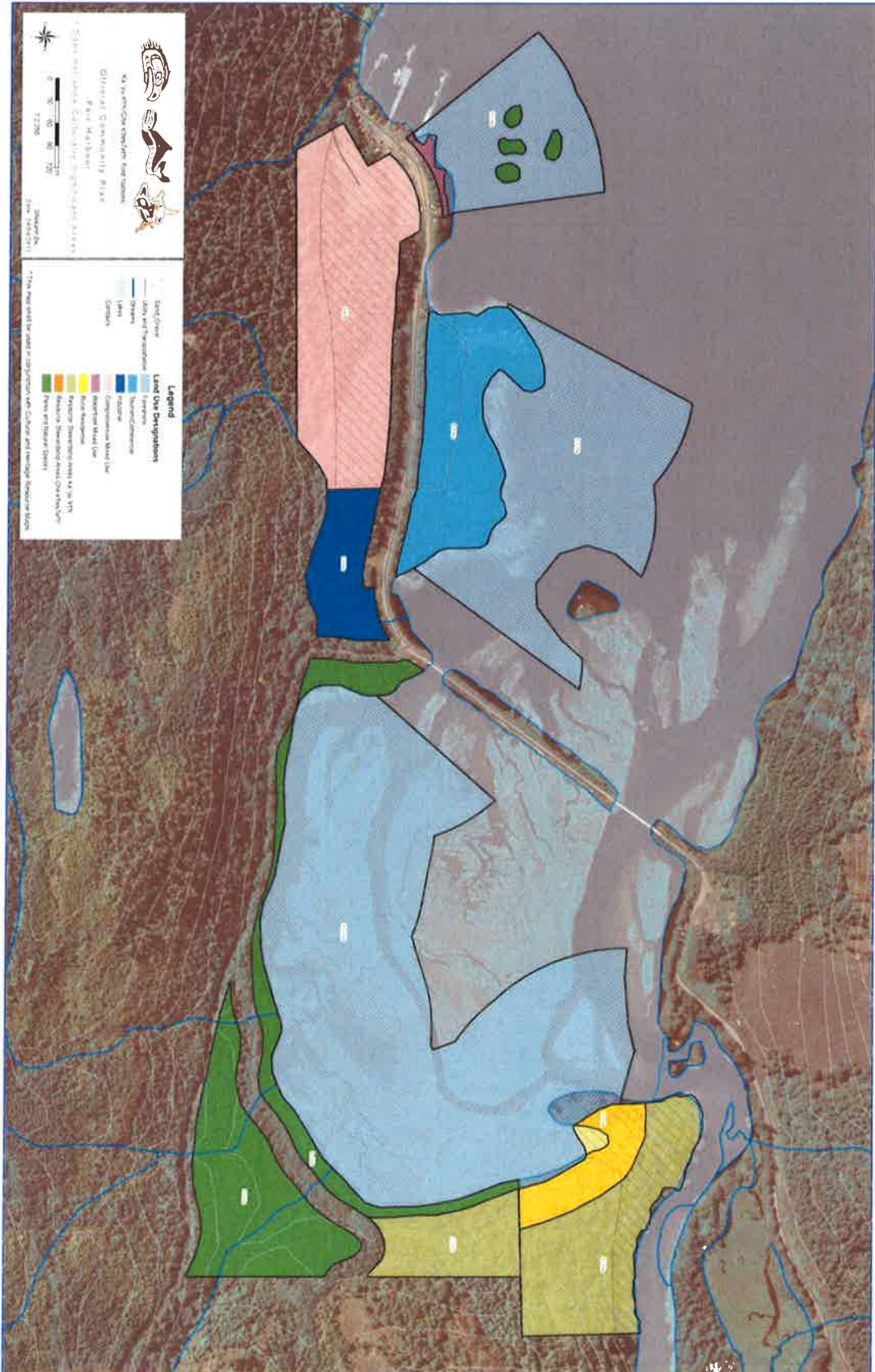














Appendix 1: Written Report of Public Hearing

OFFICIAL COMMUNITY PLAN
JUNE 3, 2013

HOUPSITAS COMMUNITY CENTRE

PRESENT: Monique, Francis, Ellen, Martina, Hilda, Ron, Glen, Dianna, Frank, Samantha, Christina, Tanya, Eleanor, Caitlyn, Patrick.

OPENING AT 9:00 AM

glen; good morning, presentation, feel free to ask questions, ron frank is here to help me answer questions. a suggestion box in back by Marilyn.

Introduce the team right now, ron frank is our advisor,

slide presentation:
public hearing process,

if you have any questions, please feel free to call me, or ron frank.
Glen is our land manager, and thank Glen for standing up to make this presentation, tony is the Lands and Resources Director, Francis holds the portfolio for Lands and Resources.

the official community hearing , prior to legislation,

- Can we set up a time, where we can meet with Charles to allow Charles to have his input on the culturally sensitive mapping.

11:17-slide presentation by Glen George
feel free to ask questions



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