

SCHEDULE ``A`` TO OFFICIAL COMMUNITY PLAN BYLAW NO. 50-2011

OFFICIAL COMMUNITY PLAN

VILLAGE OF QUEEN CHARLOTTE

MARCH 2011

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PART A: INTRODUCTION

1.0 OFFICIAL COMMUNITY PLAN REVIEW AND UPDATE

Shortly after incorporation on December 7, 2005, Queen Charlotte Council formed an Advisory Planning Commission (APC). The APC's purpose was to review and rewrite the Official Community Plan (OCP) that had its beginnings as a legacy document from the former Electoral Area "F" within the Skeena Queen Charlotte Regional District.

The OCP (sometimes referred to as 'the Plan') is a long range, comprehensive, general policy guide for using land in an appropriate manner that prepares for future growth in the Village. The intent of an OCP is to guide decisions in relation to policies for residential and commercial development, industrial activity, transportation, infrastructure, and environmental considerations. Furthermore, an OCP outlines where future development should occur, including utility servicing, within the area specified by the Plan.

2.0 PURPOSE AND LAYOUT OF AN OFFICIAL COMMUNITY PLAN

The purpose and content of an OCP is formally outlined in the *Local Government Act* of British Columbia, Chapter 323. Section 875(1) of the *Local Government Act* defines a community plan as:

"...a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government."

Additional context for the OCP is found in Section 7 of the *Community Charter* which lists the following purposes of a municipality:

- (a) provide for good government of its community;
- (b) provide for services, laws and other matters for community benefit;
- (c) provide for stewardship of the public assets of its community, and
- (d) foster the economic, social; and environmental well-being of its community.

The OCP is a broad statement of vision and direction that provides the statutory authority for more detailed and site-specific zoning and subdivision bylaws, a development permit system, and other policy instruments designed to ensure that development is appropriate and meets public expectations. These tools provide guidance on permitted land uses and activities, the character and form of development, and a myriad of other details, which ensure the highest quality of community development. The OCP also considers the site specific and community servicing requirements for properties within and outside of specific service areas. In addition, it is intended that the OCP will reflect community values while being respectful of private property rights.

The new OCP will be implemented through the enactment of bylaws, like a zoning bylaw, and policies adopted by Council, and by the commitment of Council and the residents of Queen Charlotte to ensure that the vision remains alive and relevant (See Part C Implementation Studies and Plans) Once adopted, the OCP may be amended from time to time as appropriate to meet the changing needs of the community.

It is intended that Council will use the OCP as a general reference in its annual budgetary process, its decisions about programs and capital expenditures, and its review of, and support for, proposed land developments, service extensions and other land related matters. The Plan has three sections of information, Parts A – C, and two reference sections, Parts D and E.

Part A- Introduction: includes the scope and purpose of an OCP, contextual background information, a description of the community’s OCP vision, and a series of growth management and social well being policies.

Part B - Land Use Objectives and Policies: makes up the main body of the Plan and includes the objectives and policies for the nine different types of land use designations (Section 18.0). Each policy section contains subsections on background, objectives, and policies. The background gives an overview of the specific land use and why it is in the Plan, the objectives lay out the considerations and vision for the future, and the policies have been developed to implement the objectives. Some of the objectives are in point form and others are in paragraph form.

Part C – Implementation Studies and Plans: focuses on implementation of the Plan. It includes a matrix that prioritizes the action statements.

Part D – Map Schedules: contains the map schedules B to G as referenced in the Plan

Part E – Glossary of Terms: provides definitions for many of the terms used in the Plan

3.0 PUBLIC CONSULTATION AND PLAN USE

The *Local Government Act* requires local governments to provide consultation, in addition to a public hearing, and outlines the adoption procedure for an OCP. Once an OCP is adopted as a bylaw, the Plan becomes “official”, and all future land use decisions made by Council must be consistent with the objectives and policies outlined therein. It is important to remember that an OCP is strictly a policy document. In order for an OCP to be effective, several tools are required to implement a Plan’s policies and objectives. This includes the use of development regulations such as zoning, development permits, capital expenditures planning, development cost charges, and subdivision control. When adopted, these bylaws and regulations must be consistent with the Plan.

An OCP is not intended to be a static document, but should adapt to new trends within society and the community and respond to changing circumstances. As such, following careful consideration by Council, policies and land use designations in an OCP may be revised by an amending

bylaw pursuant to provisions outlined within the Local Government Act. Official Community Plans are typically reviewed at least once every five to 7 years to assess whether the main policy directions remain valid.

4.0 THE COMMUNITY OF QUEEN CHARLOTTE

4.1 AREA CHARACTERISTICS AND HISTORY

Located on Haida Gwaii, the territory of the Haida Nation, and built on the site of the Haida Village of Daajiing.giids Llnagaay (“common-hat village”) ¹, Queen Charlotte City was established 1891 and officially incorporated as a village municipality on December 7, 2005.

Queen Charlotte has a friendly demeanour and small town charm. The Village is situated on Skidegate Inlet on the southern shore of Graham Island. It is five kilometres long stretching from its eastern most point at the BC Ferry Terminal at Skidegate Landing and west to Kagan Bay.

The Village has deep roots in the forest and commercial fishing industries and these were the main stays of the economy for generations. Times have changed and though resource industries are still very important, service industries, administration, small businesses, arts, tourism, sport fishing are now the main economic drivers .

Queen Charlotte is a beautiful place to live and to raise a young family or to retire. It has an established infrastructure, a safe environment and a diverse population. Increasingly, these life style opportunities,

rather than employment in the resource industries, will be the attraction that brings people to the Village and keeps them here. Haida Gwaii and Queen Charlotte are accessible via BC Ferries from Prince Rupert, and by commercial air services from Vancouver and Prince Rupert. Private passenger planes, helicopters and private vessels also regularly travel between Queen Charlotte and the BC Mainland.

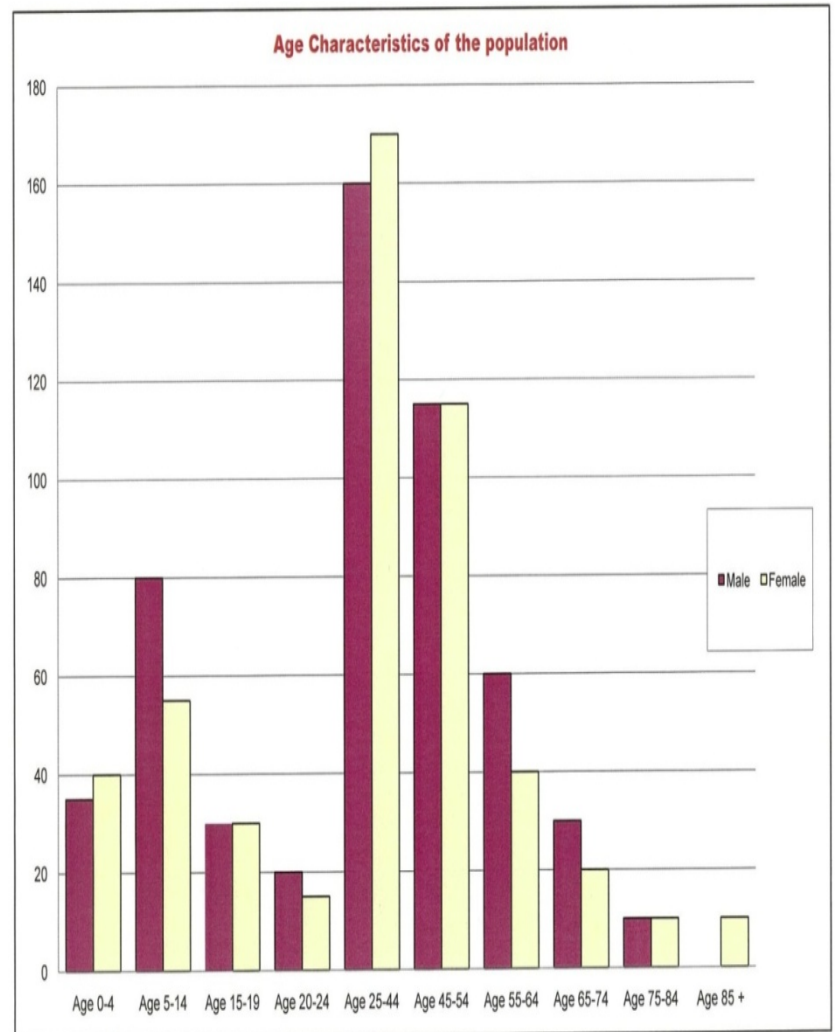
The Village is a complete community providing basic amenities for both residents and visitors. Local services include a hospital, medical clinic, pharmacy, library, community centre, recreation areas, camp grounds, hotel and B&B accommodations, restaurants, schools, child care, a major grocery store and a variety of retail operations and specialty boutiques. Queen Charlotte is also home to Federal and Provincial Government services as well as BC Ferries.

4.2 ECONOMIC AND DEMOGRAPHIC OVERVIEW

The following charts that are based on data from the 2006 Census, describe the community’s economy and demographics:

¹Skidegate Haida Immersion Program (SHIP) Xaayda Kil Glossary September 2010.

Population & Dwelling Counts		
	Village of Queen Charlotte	British Columbia
2001	1,045	3,907,738
2006	948	4,113,487
2010 (BC Stats)	959	4,530,960
Total Private Dwellings\homes	439	1,642,715
Density/Sq. Km. People per km ²	25.43	4.44
Land Area Sq. Km.	37.28	924,815.43



Mobility Status (2006)	Total	Male	Female
Lived at same address 5 years ago	460	250	210
Lived within same province/territory 5 years ago, but changed address	480	225	255
Lived in a different province/territory or country 5 years ago	35	15	20

Marital Status (2006)	Total	Male	Female
Single	275	140	125
Married	375	190	185
Separated	35	20	15
Divorced	125	70	50
Widowed	35	5	25

Labour Force Indicators (2006)	Total	Male	Female
Participation Rate	80.6	83.3	77.8
Employment Rate	77.0	77.4	76.5
Unemployment Rate	3.8	5.7	3.2

Industry (2006)	Total	Male	Female
Resource based industry	95	80	15
Manufacturing & Construction	75	75	0
Wholesale & Retail Trade	130	45	85
Finance & Real Estate	35	20	15
Health & Education	120	20	95
Business Services	100	65	35
Other Services	110	40	70

Occupation (2006)	Total	Male	Female
Management	100	40	60
Business, Finance & Administration	100	20	80
Natural & Applied Sciences	80	60	20
Health	20	10	10
Social Science, Education, Government & Religion	45	15	35
Art, Culture, Recreation & Sport	20	10	10
Sales & Service	120	20	100
Trades, Transport & Related	130	130	0
Unique to Primary Industry	40	40	0
Unique to Processing, Manufacturing & Utilities	10	10	0

5.0 COMMUNITY VISION

“A hard working, healthy and sustainable community that welcomes the world.”

Queen Charlotte seeks to be a progressive, forward thinking community which strives to balance individual, environmental and economic needs within a safe, accessible and inclusive environment where we are free to live and prosper.

Sensitive growth and development enables us to reduce our footprint on the natural ecosystems while we endeavour to explore opportunities to use on Island alternative energy and agricultural sources. This meshes well with our interest in addressing climate change and in reducing greenhouse gas emissions.

Queen Charlotte is committed to working with our neighbouring communities and is a signatory to the 2006 Protocol Agreement with the Council of the Haida Nation. The purpose of the Protocol Agreement is to establish a framework for working together; to support the environment and the economy; to provide a forum for discussion; and, to respectfully cooperate for the betterment of Haida Gwaii. The intent of this Agreement has contributed to guiding the development of the Official Community Plan.

As a community we value:

- Leadership which acts in the best interests of the community

- Accountability: personal, financial, organizational
- Inclusiveness: Involvement – Engagement, Consultation
- Volunteerism
- Common Sense
- Integrity
- Learning: Knowledge seekers, Listening, Sharing, Training (professional development)
- Independent Spirit - initiative
- Partnerships
- Responsiveness
- Environmental Stewardship
- Timely and transparent communications

6.0 COMMUNITY GROWTH

6.1 BACKGROUND

Managing change is an essential component of an OCP. A priority of the OCP is to maintain the Village’s coastal character and small town atmosphere by encouraging and directing development, amenities and services .

Although Queen Charlotte has experienced population decline in recent years, Council believes that trend will be reversed as the local economy improves and as the community demonstrates its resiliency and ability to respond to adverse economic and social conditions. An annual average growth rate of approximately 1% is projected.

A need has been identified for suitable building lots for single family homes. This Plan encourages more efficient uses of land within already built up and serviced areas rather than enabling ad-hoc development.. Infill and densification through the development of townhouses and garden apartments are also encouraged.

6.2 OBJECTIVES

The objectives of community growth policies that guide all development are as follows:

1. Encourage long-term growth through infill and densification within the built up area.
2. Promote expanded development immediately adjacent to the built up area.
3. Focus on creating a liveable community to attract growth and prevent sprawl.
4. Promote and encourage development that does not add to the tax burden.
5. Provide for a variety of housing types and choices.
6. Encourage culturally and environmentally responsible growth.
2. Ensure that adequate land areas to support long-term growth and attract new residents will be provided through the **Residential (R)** land use designation.
3. Support and encourage a wide range of housing types in residential areas.
4. Ensure new development occurs in a sequential manner based on available services. Infilling of areas that are currently serviced with roads, community water and sewer systems are considered to have priority over un-serviced areas.
5. Protect the character of the land use areas designated **Rural (RR)** by maintaining large acreage parcel sizes.
7. Create more mixed-use and higher density developments with sidewalks, trails, green spaces, bike lanes in order to decrease energy use and the reliance on vehicles.
8. Enact Zoning and other appropriate Bylaws to achieve the community management and land use policies of this Plan.

6.3 POLICIES

1. Encourage growth through new residential development that shall be fiscally self-supporting and will not create a tax burden for the existing resident population.

7.0 SOCIAL WELL BEING

7.1 BACKGROUND

Improving the quality of life for Village residents is a high priority for Council.

Social well being is dependent on our relationships and interactions with our neighbours both within and outside our municipal boundaries. Dialogue and partnerships with all island communities, our close neighbours in Skidegate, and between Village residents helps us to identify issues and ways that we can improve social well being. This could include but is not limited to:

- Recreational and Agricultural Development;
- Joint art and culture and sporting events;
- Multipurpose buildings;
- Education;
- Shared services;
- Housing;
- Supportive services, and,
- Municipal service agreements.

A community's social well being also means being an **Age Friendly Community** that “supports and enables older people to live in a secure environment, enjoy good health, and continue to participate full in society.” It is important to plan for and facilitate the provision of housing choices and an array of

community facilities and services that support residents of all ages.

7.2 OBJECTIVES

To continue working towards enhancing the quality of life for our residents through:

1. promoting community stability
2. encouraging mental, spiritual and physical health
3. promoting a safe community
4. encouraging volunteerism
5. providing adequate and safe infrastructure
6. encouraging the development of a range of employment opportunities
7. working with other government agencies and groups that address social issues.
8. Ensuring that public buildings are safe and accessible
9. Promoting a range of age friendly recreational opportunities

7.3 POLICIES

1. Encourage the provision and expansion of recreational and entertainment facilities in order to address the needs of all ages and to attract more families.
2. Support expansion of educational opportunities.
3. Encourage economic development balanced with the carrying capacity of the environment with the aim of creating more job opportunities and reducing unemployment.

4. Continue to work with seniors and citizens groups, as well as government agencies and community groups to increase housing services and facilities that will be required to meet the needs of an ageing population.
5. Encourage the provision of seniors' housing options that include independent living in a support setting, such as a congregate housing development or a campus of care as defined by the Ministry of Health.
6. Encourage the development or renovation of public and commercial buildings to ensure that they are fully accessible for those who are physically and/or mentally challenged.
7. Work with other agencies to promote a more integrated approach to mental health issues, addictions and homelessness including the development of a drug and alcohol treatment centre.
8. Work with the RCMP to improve personal safety by encouraging residents and neighbourhoods to participate in a range of crime prevention programs such as Neighbourhood Watch, Citizens on Patrol and Crime Stoppers.
9. Work with the RCMP to encourage crime prevention through building and landscaping design techniques.
10. Ensure that municipal infrastructure is constructed and maintained in accordance with bylaws and

council policies to prevent accidents or injury and to provide for disabled access as appropriate.

11. Work with the QC Volunteer Fire Department to plan and implement a fire inspection program for public buildings.
12. Encourage youth to become involved in community planning activities and programs.

PART B: LAND USE OBJECTIVES & POLICIES

8.0 RESIDENTIAL LAND USE

8.1 BACKGROUND

Queen Charlotte is a linear waterfront community with commercial and residential development focused in the centre of the Village boundaries. The majority of the land base is Crown Land forest and is undeveloped. There are also some sparsely populated islands with the municipal boundaries.

The mix of residential housing consists mainly of single family homes with a small number of multi-family residences plus seniors housing and assisted living accommodations. Several homes have either secondary suites or more than one housing unit on the property.

The core area of the community houses approximately 850 people and commercial services. It is serviced by the community water and sewer systems and a network of municipal roads. The remaining residential development is along a rural corridor stretching east to Skidegate Landing which is also the BC Ferries terminal. The community is connected by Oceanview Drive, an arterial road owned and maintained by the Province.

A land and housing inventory would assist the Village to assess the amount of available land for future small lot

development, identify lots suitable for redevelopment and review potential for subdivision in the rural residential areas. An analysis of crown land that can be made available for development would also be helpful.

8.2 OBJECTIVES

1. Encourage attractive residential development.
2. Welcome growth while discouraging sprawl.
3. Encourage a mix of redevelopment and infilling of lots.
4. Encourage varied and diversified housing types including housing within mixed use buildings and multi residential units.
5. Protect the rural nature of properties designated **Rural (RR)** on Schedule B.

8.3 POLICIES

1. Complete a land / housing availability inventory to identify opportunities for growth.
2. Work with the Province of BC and the Haida Nation to seek to identify suitable crown lands for residential development.

3. Establish within a Zoning Bylaw that the minimum lot size within the **Residential (R)** designation on Schedule B is 558m² (6000 ft²).
4. Accommodate multi-family residential development within the **Residential (R)** designation on Schedule B with a maximum density of maximum density of 75 units / hectare (30 units / acre).
5. Encourage the development of a range of affordable housing models,
6. Encourage and support home based businesses as a secondary use to residential use in residential areas. and regulate them to ensure that the residential character of the site is maintained and that there is sufficient provision for parking, water supply and approved waste disposal and minimal impact on adjacent properties
7. Permit secondary suites within houses and two separate dwellings on a lot.
8. Require new development to provide buffers to separate residential areas from light industrial areas.
9. Establish within a Zoning Bylaw that the minimum lot size for **Rural (RR)** on Schedule B is 1 hectare.
10. Consider pursuing the implementation of a Siting and Use regulatory mechanism as a means of enforcing a Zoning Bylaw.
11. Accommodate bed and breakfast operations within single family dwellings provided that they meet the regulations contained within a Zoning Bylaw.

9.0 COMMERCIAL LAND USE

9.1 BACKGROUND

The objectives and policies of the OCP support new investment, the retention of existing businesses and a commitment to growing the economy of Queen Charlotte.

The heart of the retail business is centred in the Causeway area with its historic connection to the commercial fishing harbour to the City Centre Stores development. There are also several commercial / residential mixed use buildings within the Village. Most businesses are well established in the two core areas and although sporadic vacancies exist the retail sector is deemed stable.

Many successful home based businesses exist in the residential area and this sector of the local economy continues to grow.

Tourism in Queen Charlotte, like in many other communities, is shifting toward more diverse visitor activities and higher value experiences. The tourism industry is a significant component of the economic base of the Village and an important contributor to future growth of the local economy. Development of year round tourism and maintenance of compatible relationships with resident users are both major priorities.

The focus is on developing a tourism destination of regional and international significance while maintaining and

encouraging the economic growth of other commercial and industrial ventures. Successful achievement of a balanced economy will require working and communicating with all stakeholders. It will be through working together that improvements to our economy can occur.

9.2 OBJECTIVES

1. Encourage commercial development that offers a range of commercial activities and services.
2. Support existing businesses through revitalization tax exemption agreements and other measures available under the Community Charter.
3. Protect the environment from degradation and resources from depletion while providing opportunity for commercial activities.
4. Protect the integrity of residential and rural neighbourhoods.
5. Ensure the scale, form, and character of all commercial developments harmonize with the natural surroundings and the rural character of the Village.
6. Encourage the development of tourism facilities and activities compatible with the natural setting and environment of the community and surrounding area, including development of a parks and trail system.

7. Promote the community as an attractive and distinct tourist destination.

9.3 POLICIES – TOWN CENTRE

1. Concentrate major retail commercial uses within the land designated **Commercial (C)** on Schedule B.
2. Encourage a pedestrian and bicycle oriented vibrant commercial centre.
3. Encourage residential in conjunction with ground level commercial uses.
4. Encourage future development and upgrading of the general pedestrian environment in the town centre through the promotion of such pedestrian amenities as coordinated street lighting, signage, tree planting, street furniture, and sidewalk improvement,
5. Ensure that suitable vegetative buffer areas or setback distances shall be maintained around town centre commercial developments that border on residential areas.

9.4 POLICIES – SERVICE COMMERCIAL

1. Locate service commercial businesses that are typically car dependent in close proximity to the town centre; along the main highway corridor; and, in the vicinity of the ferry terminal within the lands designated **Commercial (C)** on Schedule B.

2. Accommodate proposals for new service commercial uses that satisfy the following special considerations:

- a) suitable buffer areas or setback distances shall be maintained around commercial service developments which border on residential areas;
- b) appropriate facilities shall be provided for safe public access to and from an arterial or collector road and from parking areas; and
- c) appropriate proactive measures shall be taken to ensure that new development meets or exceeds requirements for environmental protection and compliance with municipal bylaws.

9.5 POLICIES – MARINE COMMERCIAL

1. Accommodate a range of marine-oriented uses including accommodation, restaurant, fish processing plant, marina, boat storage and/or related services.
2. Encourage the development of boating and fishing activities and related moorage and launching facilities and direct such marine commercial services to locate in areas designated either **Commercial (C)** or **Industrial (I)** on Schedule B.
3. Subject to providing adequate on-site parking and storage facilities, commercial businesses offering non-motorized marine based activities may locate on properties designated **Rural (RR)** or **Residential (R)** on Schedule B.

4. Encourage development of a land-based marine cleaning and repair facility.

9.6 POLICIES – TOURIST COMMERCIAL

1. Work in partnership with the business community and tourism associations on a variety of community initiatives to enhance the year round appeal of Queen Charlotte to tourists, and to attract, over the long term, new investment in tourist commercial facilities.
2. Encourage artisan, craft and culturally oriented accessory uses in tourist commercial facilities.
3. Support the preparation of an international quality Tourism Development Strategy that integrates product development, services, marketing, training and other aspects in a coordinated effort to establish the long-term framework for the future of tourism.
4. Encourage and support the beautification of the entrance corridor into Skidegate Landing.
5. Encourage and support the development of a Parks and Trails Master Plan.
6. Work with local businesses and the harbour authority to develop Wharf St. and Causeway St. as key public attractions on the waterfront.
7. Identify and retain as many public accesses to the foreshore areas as possible.

8. Encourage boat launching facilities throughout the community that accommodate vessels from kayaks to power boats.

9. Encourage large-scale campgrounds with RV and other tourist facilities.

9.7 POLICIES – MISCELLANEOUS

1. Consider issuing Temporary Use Permits as provided for in the *Local Government Act* for sites not designated **Commercial (C)** or **Industrial (I)** on Schedule B that are intended for:
 - a) Temporary commercial events,
 - b) Short term projects,
 - c) A period of evaluation of a new commercial venture (that does not involve construction) prior to application for rezoning, or
 - d) Uses for a period of time to enable impacts to be assessed before any further permitting of the use.
2. Promote and encourage the use of green building designs and practices and energy efficiency measures where infill commercial development including renovation, land assembly and redevelopment are proposed.
3. Evaluate all future commercial development proposals in terms of their traffic generation, parking and environmental impact (e.g. noise, odours) upon the surrounding area rather than solely in terms of land use designation requirements.

4. Encourage all commercial and industrial enterprises to provide night sky friendly exterior lighting for their premises.
5. Designate areas for mobile vendors within the **Commercial (C)** as designated on Schedule B and institute a mobile vendor permitting program.

10.0 INDUSTRIAL LAND USE

10.1 BACKGROUND

Queen Charlotte is interested in attracting appropriate industrial businesses to located within the areas designated **Industrial (I)** on Schedule B. Council has identified an area of crown land on the west side of the existing developed

industrial properties that is suitable for development as an industrial park. The site is accessible from both Honna Road and from the forestry road to Port Clements and it can be serviced with water, sewer and hydro from Honna Road. Council will work with the Province of BC to make this land available for an Industrial park.

Technology, knowledge based industry, research, education, and the environment will all drive industrial development in the Village. While these industries are desirable, it is reasonable to expect that community growth will create continued demand for more traditional forms of industrial land use which manufacture or process resource based products..

10.2 OBJECTIVES

1. Attract and encourage industries that are environmentally appropriate and manage their operations to meet environmental standards and best practices. .
2. Encourage the development of synergies between industries and commercial businesses in the community.
3. Encourage resource based specialty products from the Islands.
4. Encourage the development of higher capacity energy infrastructure to service industrial lands.

10.3 POLICIES

1. Direct new industrial development to the area designated **Industrial (I)** on Schedule B;
2. Promote industrial development by securing and providing a supply of land that will be dedicated to these industrial activities.
3. Support industrial development; clean technology and industrial uses which are environmentally responsible.
4. Ensure that industrial-generated traffic does not travel through residential areas where ever possible.
5. Provide for a variety of lot sizes in the industrial park to accommodate different types of industries.
6. Ensure that industrial activities are separated, screened, and/or buffered from any adjoining major roadways, residential, commercial or recreational uses, particularly those that produce effluent, emissions, or noise.
7. Accommodate ancillary residential use for only a night watchman of for security purposes.
8. Ensure that industrial uses that require the storage of bulk fuels, chemicals, explosives, radioactive material, or other hazardous materials are not located in close proximity to adjacent residential,

commercial, institutional, recreational or sensitive environmental areas.

9. Permit retail activity within industrial areas provided that it is compatible and complimentary to industry.
10. Accommodate a barge facility to be included as part of the dryland sort at the west end of the Village.

11.0 AGRICULTURAL LAND USE

11.1 BACKGROUND

“We believe that the development of agricultural production will encourage and create a diversified economy, increase employment and investment opportunities and result in stronger working relationships between island communities.”

- MIEDS, Haida Gwaii Agriculture Discussion Document, November 2010, page 5

Queen Charlotte does not have any land that is within the BC Agricultural Land Reserve (ALR), and, in 2010, only one property, located on Lina Island, was classified as Farm by the BC Assessment Authority.

Queen Charlotte supports development of an agriculture and food security strategy for Haida Gwaii that will lead to a significant increase in the production and consumption of locally grown food and lessen the dependency on off island food sources.

The Village with its south facing exposure can be an ideal location for growing food. Some residents have gardens and green houses of various sizes and it has a Farmers Market which runs spring through fall. The community is generally dependant on food which has travelled great distances. In light of energy scarcity, depleting fossil fuel resources, global warming, and the need for sustained island living, there is a desire for the preservation of current agricultural endeavours as well as the encouragement of more.

Council strongly supports the continued presence and development of the Farmers Market held weekly during the summer and is prepared to work with seasonal mobile vendors of fruit, vegetables and aquaculture products.

11.2 OBJECTIVES

1. Encourage group gardening, the creation of community gardens and greenhouses for food production, positive social interaction and increased community health and well being.
2. Encourage use of land for fruit, vegetable, grain, legume growing, poultry and livestock raising where conditions are appropriate.
3. Work toward adoption of an island wide food security plan, seed bank and food storage facilities where appropriate.

4. Support the Farmers Market and seasonal mobile vendors of fruit, vegetables and aquaculture products.
5. Recognize the importance of food gardening and its role in food security.
6. Encourage the development of a residential green waste/composting strategy for homeowners and for commercial production of soils.

11.3 POLICIES

1. Support a land suitability study to identify areas of crown land within the Village that may be well suited for agricultural purposes and consider reserving those areas for agricultural use.
2. Accommodate food production and shared gardening ventures such as cooperatives, village community gardens, and neighbourhood gardens in appropriate areas and in areas designated **Agriculture (A)** on Schedule B.
3. Encourage multi-family developments to provide land for a garden area.
4. Work with owners, Animal Protection Services and the Ministry of Health to assure that livestock are adequately cared for in an appropriate, humane and safe enclosure, the waste products are properly disposed of and are not a threat to the public safety, and that animals so raised do not harass, intimidate or endanger the general public.

5. Consider the agricultural potential of areas designated **Agriculture (A)** on Schedule B when proposed for other forms of development.
6. Ensure that water used for large scale commercial agricultural purposes is from a source other than the Village domestic water supply.
7. Encourage development of a community green waste and compost facility.
8. Continue to support the Farmers Market area and establish a system to licence mobile vendors to set up in designated areas of the community.

12.0 PARKS, TRAILS, AND RECREATION LAND USE

12.1 BACKGROUND

Park, recreation and community facilities have a long history in the community and have been provided for by the Queen Charlotte City Community Club Society, Lions Club, Royal Canadian Legion and School District #50. Prior to incorporation, the management committee of the day wrote proposals and began providing some financial assistance. Since incorporation, the Village has taken on a greater role with parks in fulfilling the requirements of the skateboard park construction grant and maintaining the day park across from the school and creating Spirit Square. The Community Hall and Haydn Turner Park are owned

and maintained by the Queen Charlotte Community Club. The secondary school gym and weight room are also open to the public.

Many hiking trails exist within and near Queen Charlotte. These include trails adjacent to logging roads, through town and along the shore line. Volunteers have identified possible cycling and hiking routes as well as a link to Skidegate. Generally, local individuals do the majority of trail maintenance; however some additional work is needed to make the trails safer and more user friendly. The link between Queen Charlotte and Skidegate has potential for high recreational as well as emergency planning values.

A number of private land owners with key holdings would need to be in agreement to make the Queen Charlotte Skidegate Trail a reality.

Queen Charlotte has prepared a Community Park Concept Master Plan for the properties adjacent to the municipal building. When completed the Community Park will include a skateboard park (completed in 2008), tennis courts, ball hockey, teen centre, tot-park, seniors activity area, BMX track, mountain bike trails, walking paths, washrooms and parking. The property is under a licence of occupation from the Province of BC and application was made in 2010 to convert this to a lease.

12.2 OBJECTIVES

1. Complete the remaining phases of the Community Park adjacent to the Village office.

2. Consider obtaining land for a community soccer field and track.
3. Retain and consider acquiring public access to the ocean and other areas of public interest.
4. Encourage the development of trails for walking and cycling through the Village and between the Village and Skidegate and identify trails suitable for all ages and fitness levels.
5. Explore options with the Skidegate Band Council and others for additional recreational facilities.
6. Pursue the development of a sea walk.
7. Pursue the acquisition and development of neighbourhood parks.
8. Support development of a new teen centre.
9. Encourage and support volunteer organizations that supply recreational and community services.

12.3 POLICIES

1. Identify potential park sites in each neighbourhood of the community designed with all age groups use in mind.
2. Consider acquiring land for parks and trails under the park dedication and acquisition process pursuant to Section 941 of the *Local Government Act*.

3. Work with all interested parties, and any appropriate agencies to develop appropriate sites for parks and trails.
4. Cooperate with government agencies on the further development of the Kagan Bay campground and adjacent trails and new sites as appropriate.
5. Place signage to identify and protect sensitive areas.
6. Develop and maintain a recreational trail system as an alternative to road travel.
7. Ensure public access to the waterfront to provide emergency service and recreational opportunities for people of all ages.
8. Encourage development of a trail between Queen Charlotte and Skidegate in cooperation with private land owners, the Skidegate Band Council, Council of the Haida Nation, the Province of British Columbia, and other island organizations.
9. Support cooperative recreational facilities and services with Skidegate and the Regional District.
10. Support the creation of a Parks, Recreation and Cultural Master Plan to ensure that policies are relevant and reflect changing priorities, needs and demands in the community.

11. Support development of new Teen Centre in the Community Park which considers accessibility, noise, and safety.
12. Review recreational facilities to ensure that they are meeting current and emerging trends and that they are accessible to all ages, ethnicity, incomes, and abilities.

13.0 TRANSPORTATION

13.1 BACKGROUND

The Village's original settlement plan was drawn on July 18, 1911 in what was a traditional road and lot network plan superimposed over the topography. It enabled access to residential properties via a laneway system. Very common in Village planning of the day the concept allowed for maximum use of the small lots with the intent that structures would be built close to the road. Services, vehicle parking, ancillary buildings and gardening were planned to be behind the home. It was believed homes built close to the road would invite greater neighbour to neighbour interaction and a stronger community.

In many areas of the community, this concept has been near to impossible to implement due to the topography and lack of regulation. This has also resulted in a fragmented road and transportation network.

Ownership of roads and rights of way, apart from the main arterial road and industrial roads, were transferred to the Village at time of incorporation. Some roads built within the right of way which do not meet municipal standards are privately maintained.

In future, Council would like to see the industrial logging road connection between Queen Charlotte and Port Clements upgraded and maintained to a standard that would enable its use as a bypass route in the event that the Highway 16 is closed due to a washout or other emergency; as a means to move industrial and commercial goods between communities; and, as a circle route for tourists

While street lights improve road safety for pedestrians and vehicles and improve public security, the community also values clear night skies. The municipality is responsible for the costs of streetlights and is reimbursed by the province for those situated on the highway right of way.

Being an island community Queen Charlotte is also heavily dependent on water and air transportation services and facilities. These include: BC Ferries and terminal operations; the Department Fisheries and Oceans-Small Craft Harbour; the boat launch and other public and private landings; float plane docks; water access points in the community that are available for recreational use; the dry land log sort, and potential barge site; and the heli-pad.

13.2 OBJECTIVES

1. Promote a walkable and barrier free community.

2. Ensure that future development improves the existing road network.
3. Decrease traffic congestion and emissions.
4. Support alternative means of transportation.
5. Consider the protection of the residents' right to the quiet enjoyment of private property.
6. Support commercial marine and air transportation facilities and services.
7. Protect the night sky.

13.3 POLICIES – ROADS AND TRAILS

1. Over time, attempt to reconcile roads rights of way and private property.
2. Maintain safe lines of sight.
3. Improve traffic flows and safety through implementation of the recommendations included in the 2005 "Road Safety and Operations Review" prepared by Hamilton Associates for ICBC and the Ministry of Transportation.
4. Investigate development of an alternate east west road connection to bypass Oceanview Drive.
5. Work with the Ministry of Transportation to make Oceanview Drive pedestrian friendly by providing separation between pedestrians and vehicles where

appropriate. Complete a road assessment for all roads, laneways and right of ways to determine construction and maintenance standards.

6. Formulate a plan for ensuring that adequate public and private parking is available.
7. Seek to complete a safe continuous pedestrian walkway along the waterfront from the Community Hall to the Visitor Information Centre.
8. Encourage bike riding supporting bike paths and secure, safe bicycle parking.
9. Pursue the conversion and development of the existing forestry road on the west side of the Village, as identified on Schedule D, to a new arterial road that would serve as an alternative access out of the Village from the industrial area.

13.4 POLICIES – WATER TRANSPORT

1. Support the Queen Charlotte Harbour Authority and Small Craft Harbours' in their efforts to improve harbour infrastructure and cooperate in future development of the adjoining lands.
2. Promote recreational water use by supporting the development of accesses to the water for non-motorized (canoes, kayaks, etc.) and motorized vessels.
3. Seek partnerships for the creation or expansion of existing barge loading and unloading sites.

13.5 POLICIES – AIR AND OTHER

1. Maintain, assist and promote air service and facilities for Queen Charlotte in conjunction with neighbouring communities.
2. Maintain a helipad facility.

14.0 MUNICIPAL INFRASTRUCTURE AND COMMUNITY SERVICES

14.1 BACKGROUND

Over the last 30 years, residents of Queen Charlotte have experienced many problems in finding a reliable and safe **community water** source to meet the needs of the town for drinking water, fire protection, industrial and domestic uses. Several wells located in different areas of the community have been used to provide potable water for the community water system and most recently two wells near the Tarundl Creek have met this need. However, in the fall of 2009, the Village completed a project to draw surface water from the Honna River for a new water treatment plant and the Tarundl wells are now only maintained as a back up source.

The new water treatment plant became operational in 2010 and is designed to sustain a population of 2500 people within the Village boundaries as per the 2000 Dayton & Knight report “Long Term Water and Sewer Plan for Queen

Charlotte City”. However, the system currently only serves the core residential and commercial areas on the west side of the community and properties in the rural areas and Skidegate Landing continue to be serviced by private wells.

Waste water within the sewer specified area and is collected through a series of pipes by a system of five lift stations. The waste water is pumped to an outfall at Coho Point that ends in a diffuser at a depth of approximately 60 metres, 1200 meters offshore. Currently there is no secondary treatment. However, a preliminary study was completed by Dayton & Knight Ltd. in 2010 that identified available treatment options and locations. Outside the sewer specified area, waste water is treated by individual septic systems which are regulated by Northern Health.

Solid waste management is the responsibility of the Skeena Queen Charlotte Regional District (RD) which provides weekly curb side garbage pick-up from residences and businesses. Dumpster service is provided by a private company.

Recycling is also provided by the RD which maintains a community depot for residents and businesses to drop off a variety of recyclable materials which include: range of paper, cardboard, tin cans, plastics, refundable containers, etc. Batteries, paint products and electronic goods can also be recycled in the community. A great deal of recyclable material still enters the solid waste facilities.

Composting has been supported by some citizens in their back yard for many years. There are periodic issues with bears and compost. Composting is an environmentally

friendly alternative to disposing of organic material in the solid waste dump facilities.

The Queen Charlotte Branch of the **Vancouver Island Regional Library** is heavily utilized. This service is organized and maintained by the VIRL Board on which Queen Charlotte has one seat.

Queen Charlotte is home to the Queen Charlotte Secondary School, the Living and Learning School, the Child Centre, and a satellite campus of the Northwest Community College. The elementary school is located in Skidegate. The Haida Gwaii Higher Education Society offers university level courses at Haida Heritage Centre in Skidegate.

According to School District 50, enrolment for both public schools is expected to decline over the next decade. New school sites and major facility improvements are not anticipated. The secondary school offers indoor and outdoor public recreational opportunities and has partnered with the municipality to enhance and develop recreational facilities.

Medical services are supplied by the Province through Northern Health. These include acute and long term care, clinic, laboratory, cancer care, pharmacy, physio-therapy, mental health and addiction, assisted living, public health and community services. The municipality is represented on the NW Regional Hospital Board which funds capital projects. A private practiced dental clinic is also located within the municipality.

The Queen Charlotte Volunteer **Fire Department** consists of a fire chief, deputy chief and members who train weekly and maintain the fire hall and equipment necessary to respond to fires in the community. The QCVFD also provides mutual aid support to the Village of Skidegate.

The Queen Charlotte **RCMP Detachment** provides policing services to Queen Charlotte and area, including Sandspit. As Queen Charlotte is under 5000 population, this service is provided under contract with the province of BC. The BC **Ambulance Service** shares space with the RCMP and provides service to Queen Charlotte and area.

Queen Charlotte has a volunteer **Emergency Preparedness Committee** which meets at the Municipal Office.

The **Coast Guard Auxiliary** is another active volunteer service that maintains equipment in Queen Charlotte and is prepared to respond to emergencies in local waters.

The following table outlines the municipal services other community services within the community:

Service	Service Providers
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	Queen Charlotte	Federal Government	Provincial Government/Agency	SQCRD	School District 50	Volunteer Service/Not for Profit	Other
1. Community Water	yes						
2. Community Sewer	yes						
3. Road Maintenance	municipal roads		Oceanview Drive				
4. High Speed Internet						yes	yes
5. Telephone/cable service						yes	Telus – cell phone
6. Schools					Elementary and Secondary		Child care and alternate school
7. Post Secondary						Yes – NWCC and HGES	
8. Police		RCMP	RCMP				
9. Fire						yes	
10. Ambulance			yes				
11. Solid Waste				yes			
12. Recycling				yes			
13. Library Services							yes
14. Hospital			Northern Health/with referrals to Pr. Rupert or elsewhere				
15. Public Health			Northern Health				
16. Mental Health & Addiction			Northern Health				
17. Medical Clinic			Northern Health				
18. Ferries			BC Ferries to Pr. Rupert and to Sandspit				
19. Commercial Airlines							Air Canada – Sandspit; Pacific Coastal – Masset Sea plane service
20. Commercial and Public Wharves		Small Craft Harbours'					Harbour Authority society
21. Recreation Centre and facilities	Tennis courts, ball hockey court, skatepark				Playing fields and basketball court; fitness centre	Yes-Community Club	
22. Campground						Yes	

						Community Club	
23. Cemetery	yes						
24. Post Office		Yes					
25. Visitor Information Centre		Yes – Parks Canada	Tourism BC			Volunteer Board	
26. Credit Union							Yes – Northern Savings Credit Union
27. Liquor store			Yes				Yes – Beer & Wine store
28. Public Transportation			Northern Health Connections				Taxi Services
29. Teen Centre						yes	

14.2 OBJECTIVES

1. Provide safe, reliable and high quality drinking water in sufficient quantities within the Water Service Area.
2. Endeavour to supply adequate water for fire protection.
3. Provide a supply of water (in addition to that required for drinking water needs) that can be available for domestic, agricultural and industrial uses.
4. Protect the watersheds (Honna River, and small watersheds above the Village) that are our water supply.
5. Promote water conservation and water re-use.

6. Encourage reduction, reuse and sustainable recycling.
7. Encourage individual composting and explore the development of a community composting facility.
8. Support the continued provision and development of library and other community services within Queen Charlotte.

14.3 POLICIES – WATER SUPPLY

1. Deliver a reliable and safe supply of water that meet the needs of a population of up to 2500.
2. Develop an inventory of domestic water sources.
3. Encourage programs to conserve water, and promote use of rainwater, and recycled water for non-drinking water purposes.

4. Implement water metering charges as a means to promote fair billing for water usage and to encourage conservation.
5. Work with others who have tenures or interests in the Honna watershed to implement measures that will protect the quality and quantity of the Honna water source as the community's primary watershed. These interests are expected to include Northern Health, Provincial agencies Federal Agencies, Landowners forest tenure holders, BC Timber Sales, Council of Haida Nation and others.
6. Designate watersheds behind the Village, Schedule 'C', as Community Watersheds and ensure that activities within these watersheds do not impact the quality or quantity of the water.
7. Explore the possibilities of extending the municipal 'Local Area Water Supply and Distribution System Service Area'.

14.4 POLICIES – WASTE WATER

1. Work with Federal and Provincial agencies to develop a wastewater treatment method that is environmentally friendly, meets the needs of a community of 2500 people and is in compliance with all the regulations.

2. Consider location, aesthetics, noise, and odour levels when choosing a design for a secondary sewage treatment method or facility.
3. Explore the possibility of extending the 'Local Area Sewage Collection and Disposal Service' area..
4. Encourage new development to maximize the use of recycled water for appropriate applications including outdoor irrigation, toilet flushing, and commercial and industrial processes.
5. Encourage use of plumbing fixtures and appliances that consume minimal water.
6. Encourage the use of technologies that improve treatment and/or enable it to take place with a smaller foot print on the land.

14.5 POLICIES - SOLID WASTE AND RECYCLING

1. Promote practices that "reduce, reuse and recycle" as key components of a solid waste policy and, undertake periodic public awareness campaigns to reduce, reuse and recycle.
2. Encourage businesses and commercial establishments to secure and screen their dumpsters and maintain an orderly area.
3. Undertake periodic collection of car bodies and large solid waste objects.
4. Investigate a local green waste station.

5. Work with the Regional District to find permanent recycling and composting facilities within Queen Charlotte.
6. Work with the Regional District to encourage, support and seek to expand opportunities for recycling all categories of waste without increasing GHG.
7. Support the Regional District's public education on proper, safe and secure composting.
8. Discourage the transfer and spread of noxious weeds by engaging through public education.

14.6 POLICIES – OTHERS

1. Encourage the development or expansion of services that offer opportunities for local residents to learn or to access resources and materials to facilitate learning or enhance their experience living in Queen Charlotte.
2. Support shared use of facilities for the benefit of the whole community.

14.7 POLICIES - COMMUNICATIONS

1. Encourage the upgrading of communications infrastructure (e.g. fibre optics, cellular phones, high band width) to support local small business and community facilities, and to permit development of

high tech knowledge-based industries, businesses and institutions.

15.0 GREENHOUSE GAS EMISSION STRATEGY

15.1 BACKGROUND

Pursuant to Section 877(3) of the Local Government Act, local governments are required to incorporate within their official community plans targets, policies, and actions for the reduction of greenhouse gas emissions. Municipal governments have an important contribution to make to climate protection and energy security.

In 2008, the Village of Queen Charlotte signed on to the Climate Action Charter, joining 178 other municipalities in British Columbia. The Charter commits local governments to become carbon neutral in their operations by 2012, measure and report on their community's GHG emissions profile and create complete, compact, more energy efficient communities.

The priority of the aspects that municipalities can influence is determined by the difficulty of modifying that aspect at a future date. The areas of influence that reduce GHG emissions include:

1. Land-use and infrastructure;
2. Transportation management and building design; and

3. Energy-using equipment such as vehicles and appliances.

15.2 OBJECTIVES

1. Promote land-use patterns that facilitate walking and cycling to reduce GHG emissions from vehicles.
2. Decrease household, commercial and municipal energy costs for electricity and heating through demand side management.
3. Engage residents in efforts to reduce greenhouse gas emissions.
4. Ensure that future development supports reliable and affordable access to clean technologies for transportation, electricity and heating.
5. Support community economic development in clean energy and energy retrofits.

15.3 TARGETS

The Village of Queen Charlotte will reduce GHG emissions by 20% over 2007 levels by 2020.

15.4 POLICIES

1. The Community GHG Inventory will be updated every two years and progress will be reported to Council.
2. The Queen Charlotte Climate Action Plan will be updated on an annual basis and submitted to Council with the financial year.
3. Support a co-ordinated effort amongst all

municipalities on Haida Gwaii to establish a revolving energy efficiency loan fund and to develop a transportation strategy.

4. Support new development within walking distance of the commercial centre
5. Encourage mixed-used developments with attached dwellings.
6. Encourage the development of renewable energy for the south end grid both through utility generation and household scale generation.
7. Investigate the feasibility of a district energy system.
8. Develop a walking and cycling plan.
9. Identify strategies to implement BC's new Building Code.

Waste target

10. By 2020: In concert with Skeena-Queen Charlotte Regional District reduce solid waste production by 50% by developing a composting system and encouraging reuse, reduce and recycling.

Liquid waste

11. By 2020: Reduce liquid waste by 50% by firstly supporting low flow toilets, composting toilets and other water conservation measures.

Agriculture and food target

12. By 2020: Produce 26% of food requirements locally.

Theme	Action	Environmental benefit	Social benefit	Economic benefit
Short Term				
Transportation	<i>1. Create a walking/cycling path</i>	Reduces car usage.	Improved walking conditions for youth and elderly. Improved health outcomes.	Reduces transportation costs for residents.
Transportation	<i>2. Create a secure ride share system.</i>	Reduces car usage.	Enables mobility for low- income.	Reduces transportation costs for residents.
Buildings	<i>3. Replace street lights with LED lights</i>	Reduces GHG emissions	Higher quality of light, less impact on the night sky.	Reduces municipal energy costs.
Medium Term				
Waste	<i>4. Compost and waste management program</i>	Reduced GHG emissions from dump	Provides soil for vegetable gardens. Tangible impacts.	Business opportunity
Buildings/Air Quality	<i>5. Wood stove change-out program</i>	Reduced air pollution, reduced GHG emissions	Reduced wood consumption for elders.	Stimulates purchase of new wood stoves.
Buildings	<i>6. Revolving energy efficiency loan fund</i>	Reduced GHG emissions.	Improved living conditions. Innovative program to demonstrate leadership.	Stimulates retrofit activities. Decreased energy costs. Attracts investment from other parts of BC.
Agriculture	<i>7. Encourage a community garden</i>	Reduce imported food	Encourage social interaction.	Stimulates local agricultural activity.
Long term				
Buildings	<i>8. Geo Thermal district energy system</i>	Significant GHG emissions reductions.	Drives smart growth development. Improved energy security.	Captures economic leakage currently going to diesel fuel.
Buildings/ Transportation	<i>9. Support a mixed-used affordable housing development downtown</i>	Encourages minimal car use.	Provides accessible housing for young couples	Stimulates economic activity.

16.0 ENVIRONMENTAL MANAGEMENT

16.1 BACKGROUND

The topography of Queen Charlotte provides both opportunities and constraints for development. The extensive network of watercourses and drainage ditches, many of which cross private land, need to be protected and maintained. Areas with steep slopes are challenging to develop on and often require geotechnical studies and remediation to identify and address geotechnical hazards prior to any construction occurring.

Many of the municipalities environmentally sensitive areas are identified on Schedule C. However, these areas have not been comprehensively surveyed or assessed and any development has been the responsibility of the property owner in compliance with federal and provincial laws and regulations.

It is recognized that there is a need to co-operate with the Council of Haida Nations (CHN) and the Provincial and Federal Governments by acknowledging the agencies' statutory responsibilities for particular land use matters and by implementing policies, which recognize their concerns in local areas. Policies deal with many of these issues of mutual concern and largely depend on technical liaison and cooperation between the CHN, Provincial and Federal agencies and the Village for their implementation.

16.2 OBJECTIVES

1. Minimize risks to life and property from natural hazards and disasters such as sea level rise, floods, erosion, earthquakes, tsunamis and slides.
2. Promote good air quality.
3. Protect water courses and riparian habitat.
4. Protect, maintain and restore environmentally sensitive areas.
5. Protect residential and commercial view scapes.
6. Protect the integrity of archaeological and heritage features.
7. Develop strategies to adapt to or mitigate the impacts of climate change.

16.3 POLICIES – GEOTECHNICAL HAZARDS

1. Over time undertake a geotechnical study for sloped areas that identifies the bedrock geology, surface geology and landforms.
2. Identify in a zoning bylaw any geotechnical or environmental studies that are required prior to development or expansion of buildings in the vicinity of steep slopes.

3. Development shall be directed away from lands susceptible to stability hazard and from areas on lands with severe building or road foundation limitations.
4. Require new development proposals for private lands which may have a moderate to high probability of hazard occurrence, to complete a detailed site-specific geotechnical investigation which carries the stamp and seal of a professional engineer registered in the Province of British Columbia.
5. Ensure that any site specific geotechnical assessments are filed in the corresponding property file at the Village office and/or registered on the property title.
6. Encourage the Province to require new resource extraction plans for public lands with a probability of hazard occurrence to have an environmental assessment study undertaken by a professional soils and/or engineering specialist, or by a geotechnical engineer.

16.4 POLICIES – FLOODPLAIN HAZARD

1. Prepare Floodplain mapping will to identify floodplain and tsunami prone areas.
2. Mitigate risks of flooding by establishing setback requirements and building elevation.

3. Accommodate passive uses such as parks and trails in floodplain areas.

16.5 POLICIES – WILDFIRE INTERFACE

1. Consider the preparation of a wildfire interface study that would identify areas for future development that may be susceptible to wild fires and actions that could be taken to mitigate.

16.6 POLICIES – STREAMS AND STREAMSIDE SETBACKS

1. Any work done in or near a stream must be undertaken in compliance with provincial and/or federal permits and regulations as appropriate.

16.7 POLICIES – ENVIRONMENTALLY SENSITIVE AREAS

1. Development applications will identify impacts on environmentally sensitive areas and will propose mitigation strategies.
2. Work with federal and provincial government agencies to protect riparian areas and other environmentally sensitive areas.
3. Support an Air Quality Plan to assist in the reduction of emissions.

16.8 POLICIES - CULTURALLY SENSITIVE AREAS

1. Require new development proposed in proximity of a Heritage and Archaeological Site designated on Schedule G to be the subject of an archaeological impact assessment the intent of which is to minimize and mitigate any impacts.
2. Work with provincial agencies and the CHN to review and update the inventory of archaeological sites and to develop policies and protocols for their protection.
3. Develop an inventory of the community's heritage and culturally significant features and areas.

17.0 RESOURCE MANAGEMENT LAND USE

17.1 BACKGROUND

For the purpose of this Plan, resource management applies to forestry activities (logging, logging road construction, and silviculture activities) and gravel and rock pit developments for commercial purposes on Crown and private lands within the Village boundaries. Many of these areas also have limited access and are isolated from community services. A significant portion of the land used for resource management purposes is Crown Land or

within the Forest Land Reserve. Most of these areas have seen considerable logging activity over the past century.

Any other primary resource extraction (mining and other non timber forest products), energy development (wind, hydro-electric or other) on land or in marine areas is addressed on a development-specific basis by the Village in co-operation with relevant Haida, Provincial and Federal agencies.

17.2 OBJECTIVES

1. Minimize impacts of resource management or extraction activities on steep terrain, view scapes, water quality, fish habitat, air quality, recreational values and noise.

17.3 POLICIES

1. Seek to protect the lands within the "watersheds" above the community.
2. Work with the province to ensure that resource extraction and logging activities shall only be undertaken after suitable assessments have been completed to identify the potential impacts of the proposed activity on terrain, water quality and fish habitat, air quality, noise levels, visual landscapes and recreation.
3. Restrict intensive development in areas designated as **Resource Management (RM)** in order to allow managed resource extraction and to minimize detrimental impacts on land and water.

4. Designate **Resource Management (RM)** areas in a zoning bylaw to be used only for rural residential, resource extraction, recreation, low density commercial recreation, public, and semi-public uses.
5. Redesignation of an area through Plan amendment may be necessary if future studies show that an area with a **Resource Management (RM)** designation can accommodate a broader range of uses with safe access and without environmental damage.
7. Prohibit activities in the **Resource Management (RM)** designation unless activities are in an area formally designated as a Community Forest.
8. Protect areas within the **Resource Management (RM)** designation that may have the potential for sand and gravel extraction.

18.0 LAND USE DESIGNATIONS

Queen Charlotte has been divided into several land use designations as noted on Schedule B. The intent of and anticipated uses within these designations are described as follows:

1. **RR - Rural**

Low-density residential activities with on-site water and sewage disposal; home based businesses that are compatible with the area's rural character, such as bed and breakfast

2. **R - Residential**

Traditional single-family homes, multiple family housing and housing oriented to seniors; Within this designation, other non-residential land uses such home based businesses, bed & breakfasts, neighbourhood parks, places of worship, and community facilities are considered suitable.

3. **C - Commercial**

A range of commercial uses including:

- **Town Center:** retail and services such as restaurants, durable goods, specialty shops, food and drug stores and similar uses that serve a community-wide or regional market;

- **Service Commercial:** uses that are not compatible with a pedestrian oriented shopping area that are intended for locations on highway commercial sites outside the downtown core such as gas stations, hardware stores, automotive retail stores.
- **Marine Commercial:** uses along the ocean front that are marine in nature and serve the residential community and visitors to the area and would include hotels, restaurants, marinas, retail, and/or related services; and
- **Tourist Commercial:** uses that are tourist in nature, and / or serve the community and visitors to the area and would include hotels, motels, restaurants, retail, and / or related services.

4. **I - Industrial**

General industrial uses and marine industrial uses such as: dry land sorts, log booming, barge loading and unloading facilities and fuel docks along the foreshore, manufacturing, heavy equipment maintenance and parking, storage of materials and goods; transport.

5. **A - Agriculture**

Agricultural uses to develop, support and protect the business of agriculture.

6. P – *Parks*

Existing and proposed parks and trails

7. OS - *Open Space*

Land preserved in a natural state

8. CI – *Civic, Community and Institutional*

Government (Federal, Provincial and Municipal) and community based services including government public buildings, library, school, churches, hospital, emergency services, recreational facilities,

and solid waste, recycling, and composting facilities.

9. RM - *Resource Management*

Lands suitable for managed resource development that includes lands suitable for outdoor recreational uses and low-density commercial recreation use

PART C: IMPLEMENTATION - STUDIES AND PLANS

The following chart identifies the measures that Council will, subject to resources and need, pursue with respect to implementing the Official Community Plan or undertaking other strategic planning activities for the community:

	POLICY NUMBER REFERENCE	SHORT TERM (0 - 5 Years)	MEDIUM TERM (5 - 10 Years)	LONG TERM (10 Years +)
1. Prepare a Zoning Bylaw	6.3.7	yes		
2. Prepare an Integrated Community Sustainability Plan			yes	
3. Prepare a Geotechnical Study with Mapping	16.3.1		yes	
4. Prepare a Land / Housing Availability Inventory	8.3.1	yes		
5. Update the Heritage Building Inventory	16.8.3	yes		
6. Prepare a Park Land Inventory	12.3.1	yes		
7. Prepare a Road Assessment Report	13.3.5	yes		
8. Prepare an inventory of culturally sensitive areas	16.8.4		yes	
9. investigate feasibility of a district energy system			yes	
10. Prepare a Development Cost Charge Bylaw				yes
11. Prepare a Walking, Hiking, and Cycling Plan		yes		
12. Initiate a Groundwater Monitoring Program				yes
13. Prepare a Tree Bylaw			yes	
14. Prepare a Noxious Odour Bylaw			yes	

15. Prepare a Parks, Recreation, and Cultural Master Plan	9.6.5 12.3.10		yes	
16. Undertake a Wastewater Collection and Treatment Assessment		Completed 2011		
17. Prepare a Community Energy Baseline Study & Plan	15.3.2 15.2.1 15.2.3	Completed 2011		
18. Prepare floodplain mapping	16.4.1		yes	
19. Update the Economic Development Strategy		yes		
20. Undertake an assessment of cemetery capacity		yes		

As these studies proceed, the OCP will remain as the principle tool for informing decisions about the community's growth. Council will provide opportunities for public input during the preparation of these studies, through such means as public information meetings or public hearings if changes to the OCP or bylaws are contemplated.

PART D: MAP SCHEDULES

SCHEDULE B – LAND USE DESIGNATIONS

SCHEDULE C – ENVIRONMENTALLY SENSITIVE AREAS

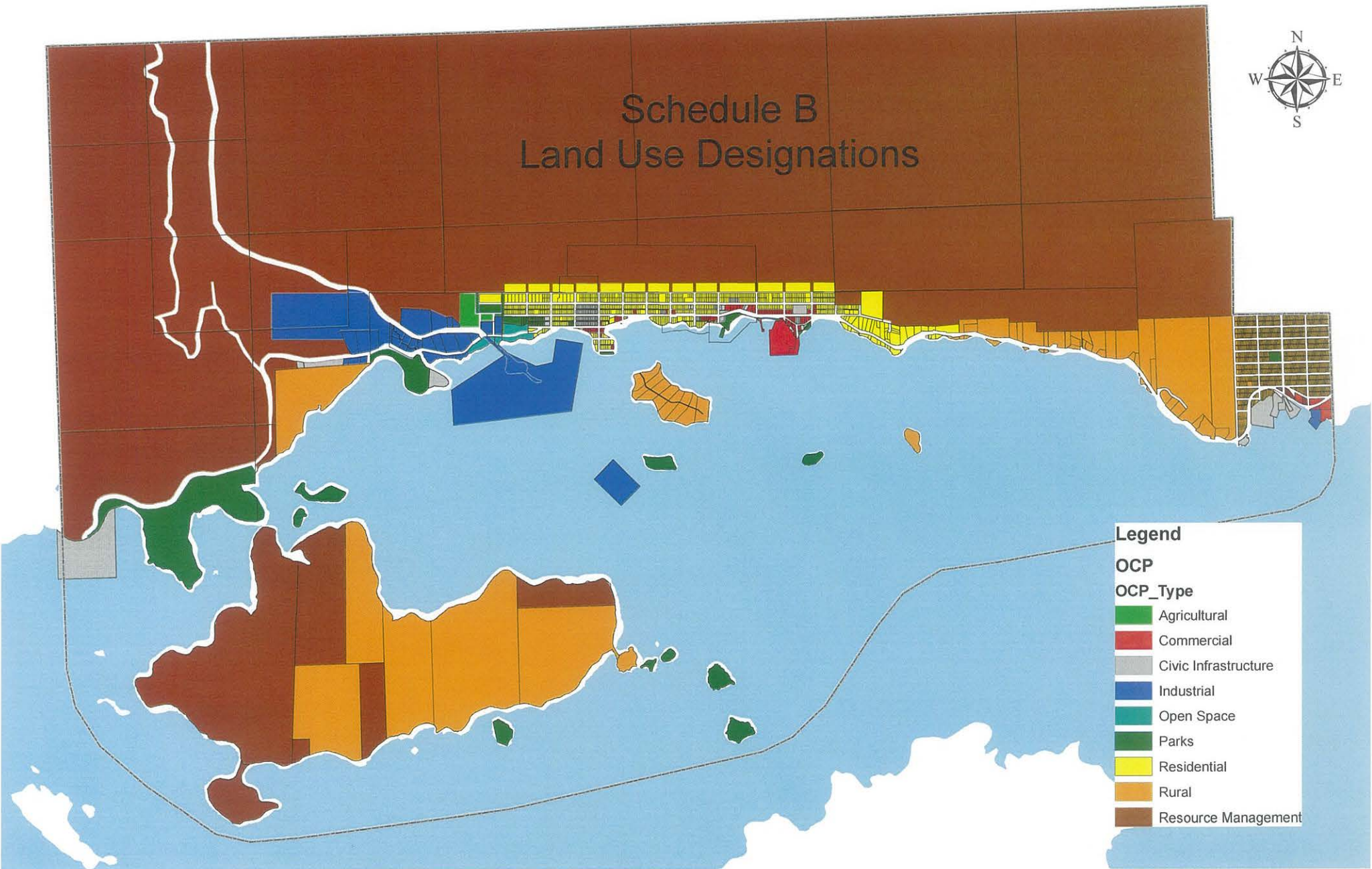
SCHEDULE D – ROADS AND TRAILS

SCHEDULE E – WATER SUPPLY SERVICE AREA

SCHEDULE F – WASTE WATER COLLECTION SERVICE AREA

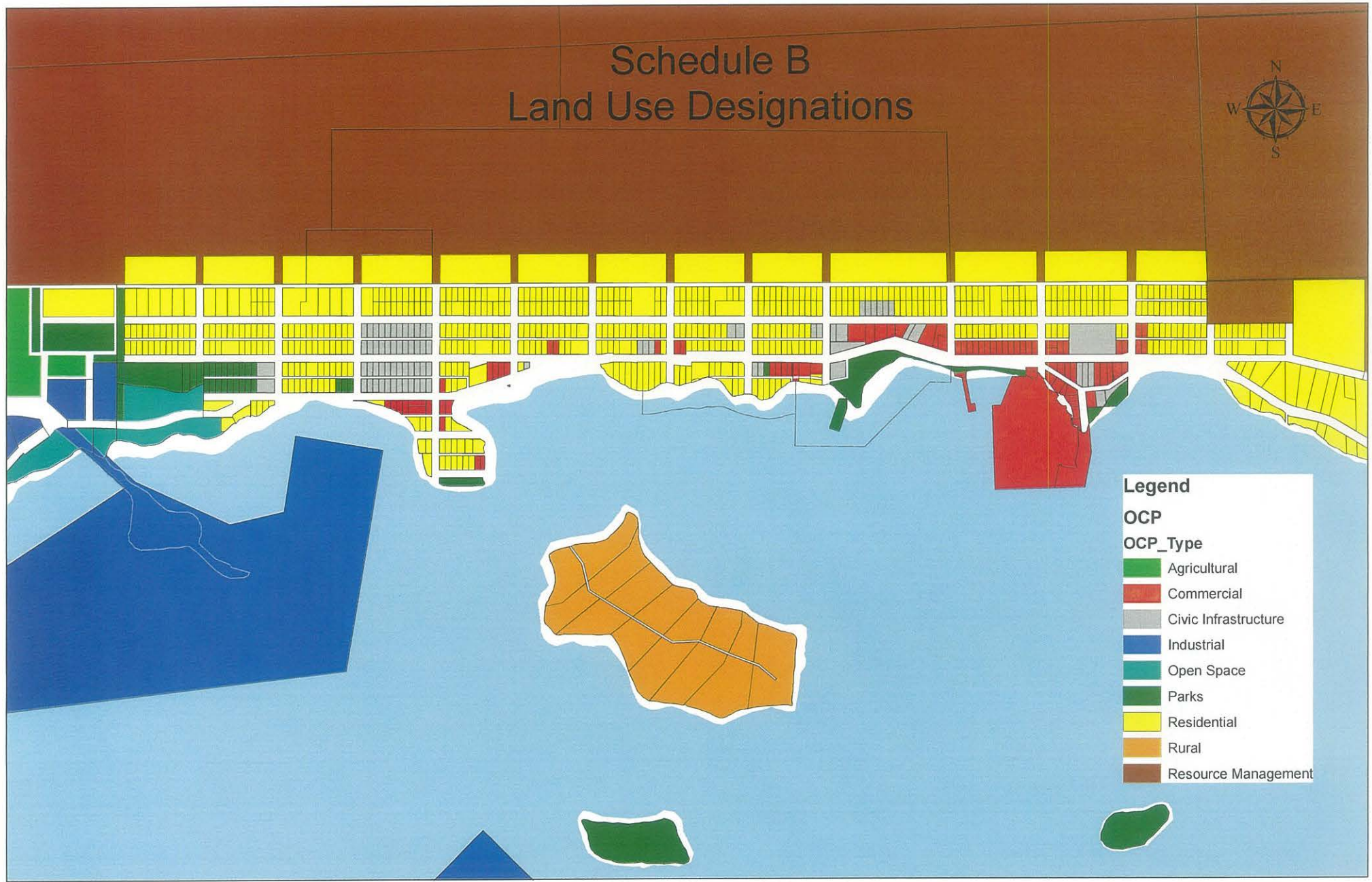
SCHEDULE G – HERITAGE AND ARCHAEOLOGICAL SITES

Schedule B Land Use Designations



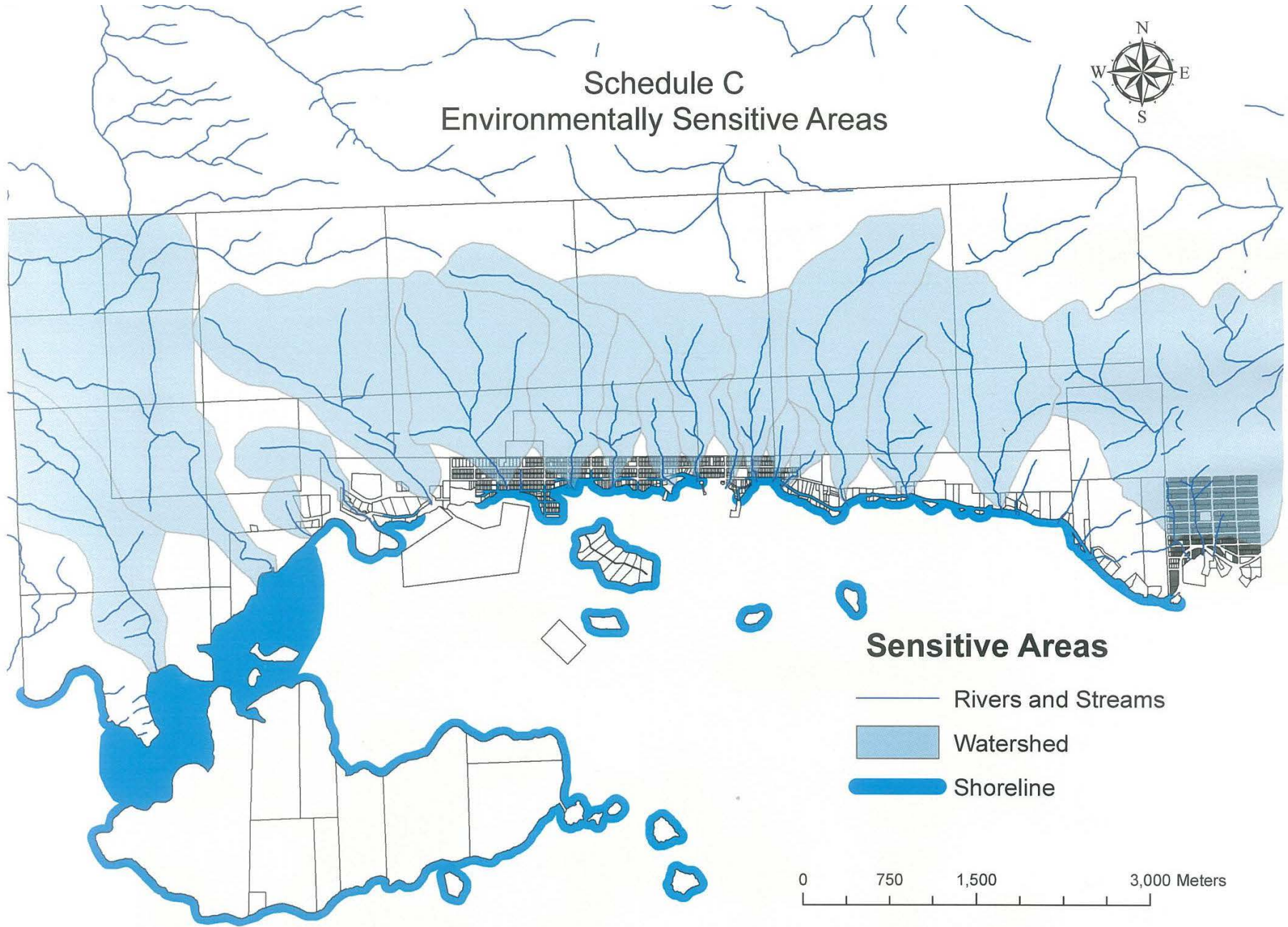
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- OCP**
- OCP_Type**
- Agricultural
 - Commercial
 - Civic Infrastructure
 - Industrial
 - Open Space
 - Parks
 - Residential
 - Rural
 - Resource Management

Schedule B Land Use Designations

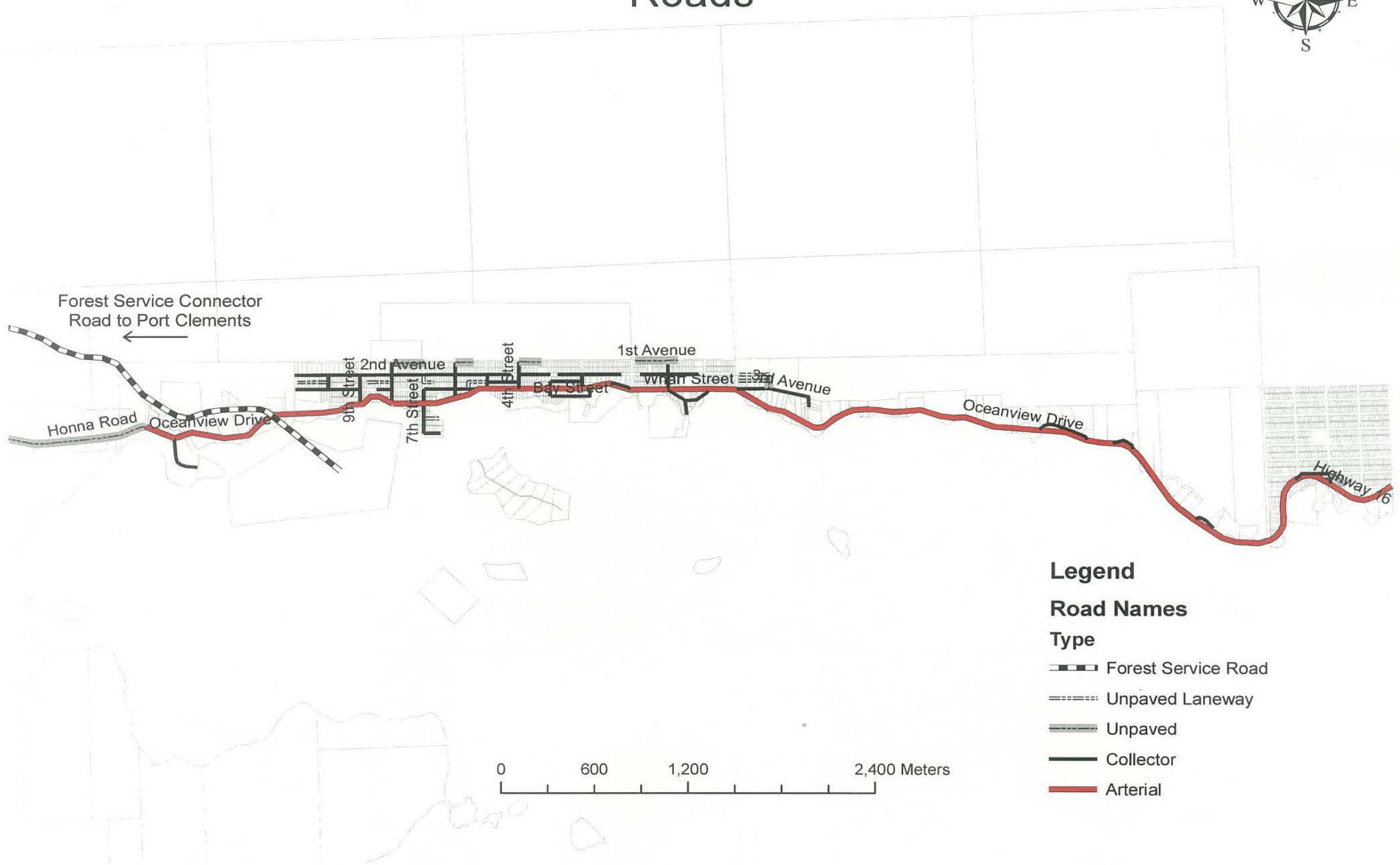


- Legend**
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- OCP_Type**
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 - Civic Infrastructure
 - Industrial
 - Open Space
 - Parks
 - Residential
 - Rural
 - Resource Management

Schedule C Environmentally Sensitive Areas



Schedule D Roads



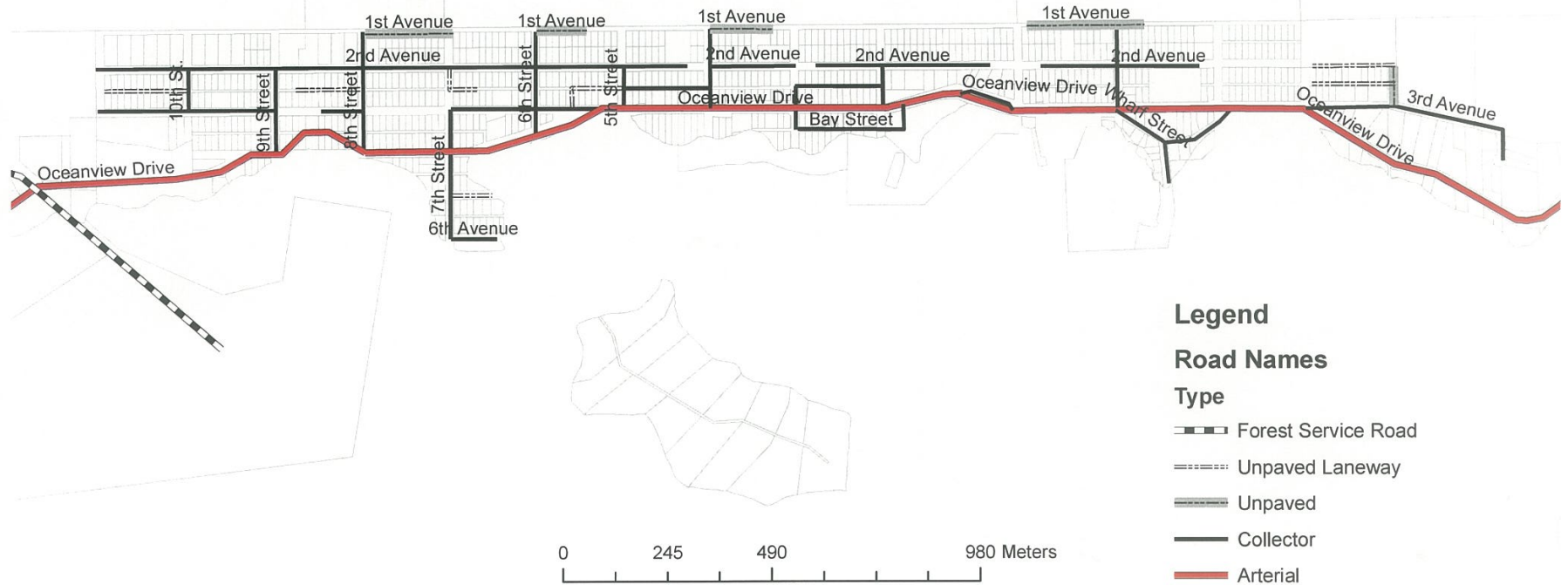
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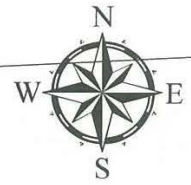
Road Names

Type

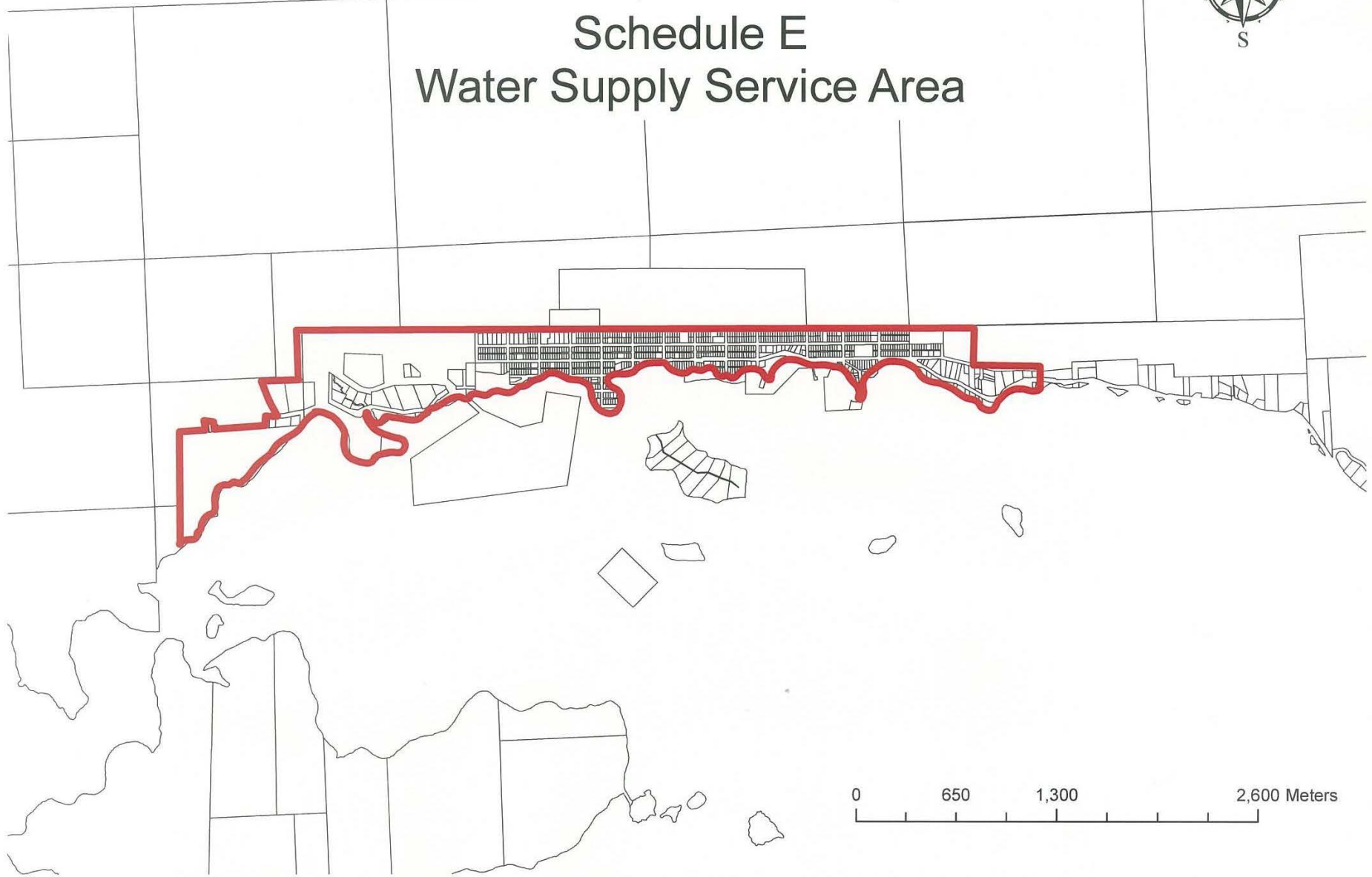
-  Forest Service Road
-  Unpaved Laneway
-  Unpaved
-  Collector
-  Arterial

Schedule D Roads

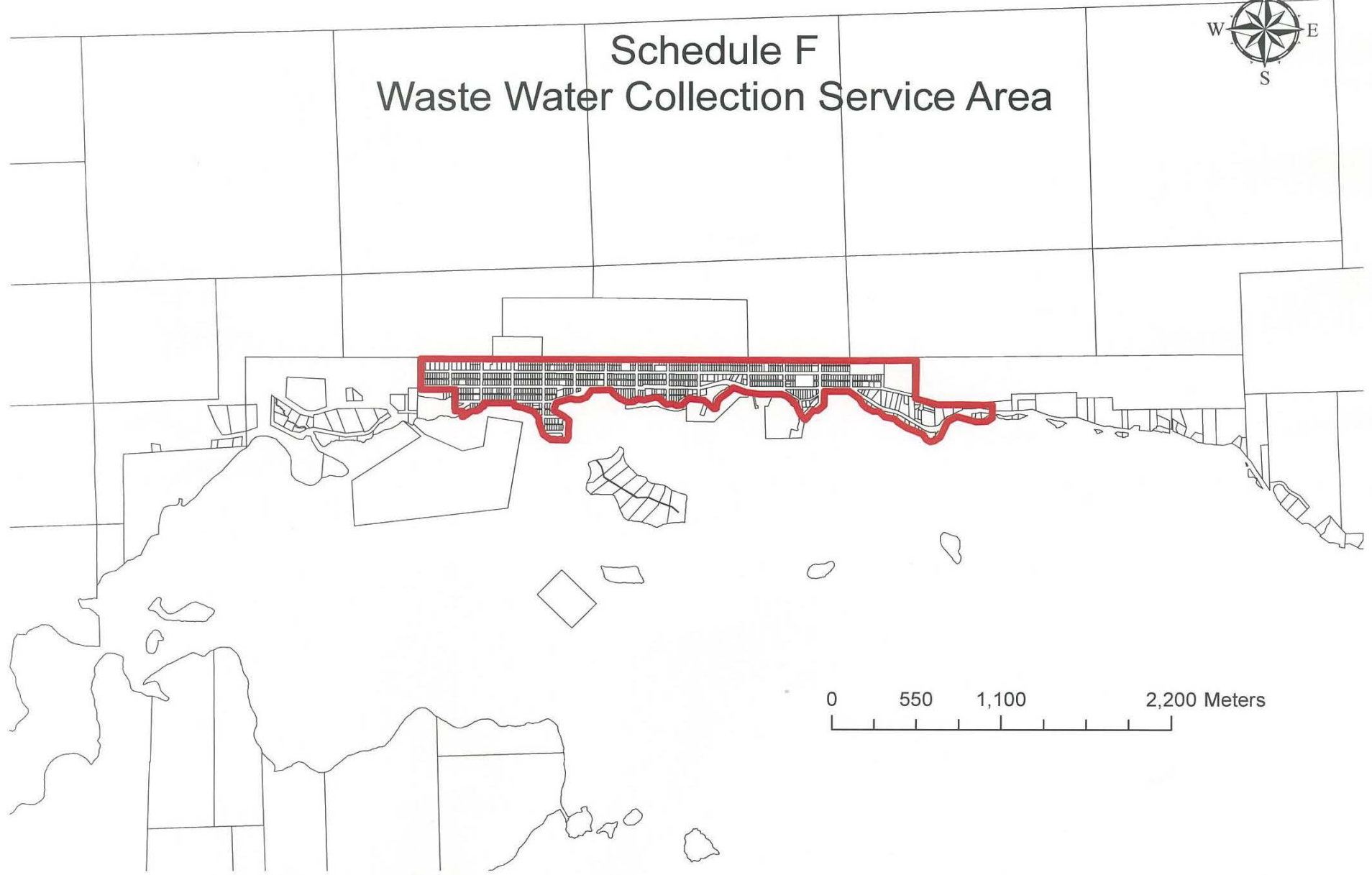




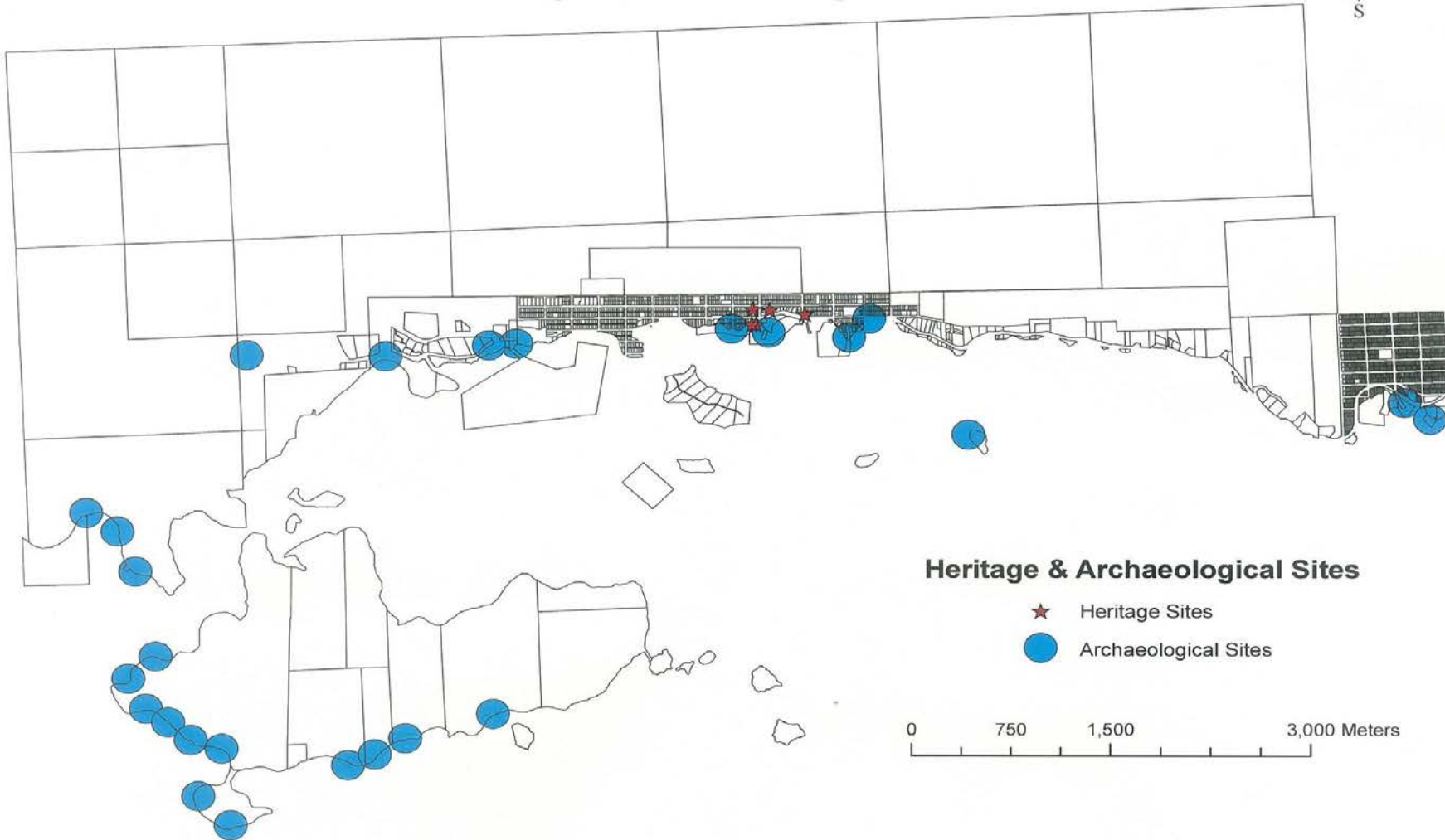
Schedule E Water Supply Service Area



Schedule F Waste Water Collection Service Area



Schedule G Heritage & Archaeological Sites



PART E: GLOSSARY OF TERMS

The following terms used in this plan shall have the meaning stated:

ACCESSIBILITY homes, buildings, public spaces, technology, programs and support services being free of barriers enabling all people to use them independently;

AGRICULTURAL USE the use of land for the growing, rearing, producing, and harvesting of agricultural products; includes the storing and complete processing on an individual farm of the products harvested, reared or produced on that farm only; and includes farming, forestry, fishing, greenhouse, kennels, and nursery uses;

COMMERCIAL RECREATION USE includes but is not limited to, fitness centres, bowling alleys, cinemas;

COMMUNITY SEWER SYSTEM a public or private system of pipes of sufficient capacity to carry sewage from an area to connected treatment and disposal facilities pursuant to the *Health Act*, and *Waste Management Act*;

COMMUNITY WATER SYSTEM a system of waterworks within the meaning of the *Health Act*, which services two or more parcels;

DESIGNATION the area of land to which the land-area policies of Part B: Objectives and Policies apply;

GEOTECHNICAL STUDY a study or studies prepared by a professional engineer licensed in the Province of British Columbia which interprets the physical conditions of surface or subsurface features in a study area with respect to stability, potential seismic disturbance, interrelated chemical activity, and size and volume analysis; specifically addresses the possible effects of physical alterations or deformations of the land related to proposed building or other projects; and, may establish standards for the siting and construction of proposed buildings or the nature and location or proposed uses;

HEALTHY COMMUNITY communities and neighbourhoods that are designed to encourage healthy life choices;

HOME OCCUPATION any occupation, profession or business carried on for consideration, which is clearly incidental to the residential use of the lot providing it does not constitute a hazard or undue nuisance to the lives and lifestyles of neighbours, e.g.: with regards to hours of operation, traffic generated noise, product use and in the case of a bed and breakfast a maximum of three (3) sleeping rooms shall be used for tourist accommodation. Off street parking will be provided in accordance with Village parking regulations;

INCLUSION welcoming and enabling participation from everyone;

INSTITUTIONAL USE providing for public function; includes schools, colleges, health care facilities, libraries, museums, parks, play grounds, cemeteries, courts of law, fire halls, police stations, jail and detention centres, and uses ancillary to public functions and community services.

LAND DESIGNATION the area of land to which the land-area objectives and policies of the Official Community Plan apply. The OCP land use designations and map set the pattern for development in the community by identifying where certain types of development will occur.

LOCAL COMMERCIAL USE intended to serve the day-to-day needs of the local population residing in the vicinity; includes general stores, convenience stores, small personal service establishments and artisan-craft workshop uses.

MARINE USE land, water and foreshore areas for wharves, piers, floats and docking facilities for seaplanes and boats, boat launching, water taxi and ferry terminals; marinas, marine fuelling facilities, aquaculture and mariculture (excluding processing) boat repair facilities and fish barging operations.

MOBILE HOME OR UNIT a structure, excluding recreation vehicles, designed or manufactured as a habitable area which is located on the ground surface, on a concrete or asphalt pad, or a poured in a place concrete perimeter foundation.

MULTI-FAMILY RESIDENTIAL USE more than one dwelling unit per legal parcel;

NATURAL BOUNDARY the visible high water mark of any lake, river, ocean, stream or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark on the soil of the beds of the lake, river, stream or other body of water a character distinct from that of its banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself, as defined in Section 1 of the Land Act, and

lake, river, stream or other body of water, the high water mark of marsh areas, and for coastal area, the natural limit of permanent terrestrial vegetation;

OFFICE COMMERCIAL USE commercial, institutional and professional office with one parking space for each full time employee provided on site;

OFFICIAL COMMUNITY PLAN a plan prepared and adopted by bylaw pursuant to the *Local Government Act*, which applies to all or parts of Queen Charlotte;

ON-SITE SERVICES the provision of an individual water supply and an on-site sewage disposal system in accordance with the standards of the Responsible Authority pursuant to the requirements of the Health Act, Pollution Control Act, and bylaws of the Village.

PARK recreation, conservation or green belt

PUBLIC ACCESS the unrestricted right of the general public to cross lands without the need for any approvals or specified permits.

PUBLIC FACILITIES AND UTILITIES the structures and buildings and uses of governments and their agencies including such functions as fire halls, hospitals and schools

PUBLIC USE the use of land by a government or administrative body intended primarily to serve the day-to-day needs of the population residing in the local vicinity, and includes civic, utility, institutional, recreation and conservation uses but excludes commercial recreation use.

RECREATION USE a public park, conservation, recreation, and other ancillary uses but excludes commercial recreation uses.

RESOURCE EXTRACTION USE mining and the extraction of aggregate materials, forestry, fishing and associated local transportation uses

RETAIL COMMERCIAL USE sales of goods and services to the general public but excludes automobile-oriented uses

RURAL RESIDENTIAL USE single-family residences with on-site sewage disposal and water services

SERVICED RESIDENTIAL AREAS an area or lot capable of receiving water and sewer services provided by the Village of Queen Charlotte

SINGLE-FAMILY RESIDENTIAL USE one dwelling unit per legal parcel

TEMPORARY COMMERCIAL AND INDUSTRIAL PERMITS a permit which may be granted to allow commercial industrial or marine uses to operate within any of these designated areas or in areas designated rural or forestry

TOWNHOUSES a grouping of at least 3 side by side dwelling units where a common wall separates each dwelling unit from each other

TRANSPORTATION USE shipping and receiving of goods and people including airports, docks, truck terminals, helicopter landing pads, trails, sidewalks, and roads.

TOURIST COMMERCIAL hotels, motels, and restaurants, and ancillary uses.

UTILITY USE major electrical, gas and oil transmission lines, major communication facilities and trunk water, sewer and storm drainage lines

WATERCOURSE any natural or man-made depression with well-defined banks and a bed 0.6 metres or more below surrounding land serving to give direction to a current of water at least six months of the year or having a drainage area of 2 square kilometres or more upstream of the point of consideration, or as required by a designated official of the Ministry of Environment of the Province of British Columbia.