

# VILLAGE OF ALERT BAY



2014

OFFICIAL COMMUNITY PLAN

Bylaw No. 759 ,2014

# VILLAGE OF ALERT BAY

## OFFICIAL COMMUNITY PLAN

<b>PREFACE</b>	1
<b>1. PHYSICAL SETTING</b>	2
1.1    Location and Access	2
1.2    Climate	3
1.3    Ecology	5
<b>2. CULTURAL SETTING</b>	6
2.1    History	6
2.2    Relationship with the ‘Namgis First Nation	9
2.3    Demographics	10
<b>3. ECONOMIC SETTING</b>	12
3.1    General Economy	12
3.2    Small Business and Service Economy	14
3.3    Tourism Economy	16
<b>4. REGIONAL SETTING</b>	17
<b>5. PHYSICAL INFRASTRUCTURE</b>	17
5.1    Transportation Infrastructure	18
5.1.1    Roads, Sidewalks and Waterfront Boardwalk	18
5.1.2    Stairways and the Alert Bay Trail Network	18
5.1.3    Vehicle and Passenger Ferry Service Routes	18
5.1.4    Air Transportation	20
5.2    Marine Infrastructure	20

---

5.2.1	Seawall	20
5.2.2	Alert Bay Boat Harbour	20
5.2.3	Municipal Wharf	20
5.2.4	Fishing Pier	21
5.3	Drinking Water Supply and Distribution Infrastructure	21
5.4	Sewage Collection, Treatment and Disposal Infrastructure	22
5.5	Storm Water Collection and Discharge Infrastructure	22
5.6	Solid Waste Management Infrastructure	23
5.6.1	Solid Waste Collection and Disposal	23
5.6.2	Recycling and Composting	23
5.6.3	Hazardous Waste Disposal	24
5.7	Communications Infrastructure	24
5.7.1	Telephone and Cellular Phone	24
5.7.2	Internet	24
5.7.3	Satellite Television	24
5.7.4	Cable Television	25
5.8	Energy	25
5.8.1	Electricity	25
5.8.2	Vehicle Fuel	25
5.8.3	Marine Fuel	25
5.8.4	Propane	26
5.8.5	Home Heating Fuel	26
5.8.6	Wood Fuel	26
5.8.7	Solar and Other Alternative Sources of Energy	26
<b>6.</b>	<b>PROTECTIVE AND EMERGENCY SERVICES INFRASTRUCTURE</b>	<b>26</b>
6.1	Fire Protection Services	26
6.2	Police Services	27
6.3	Ambulance Services	27
6.4	Emergency Preparedness Services and Infrastructure	27
6.5	Marine Safety Services and Infrastructure	27

6.6	Animal Protection Services and Infrastructure	28
<b>7.</b>	<b>SOCIAL INFRASTRUCTURE</b>	<b>28</b>
7.1	Housing Infrastructure	28
7.2	Education Services and Infrastructure	39
7.2.1	Daycare and Early Childhood Education	39
7.2.2	Primary Education	30
7.2.3	Secondary Education	30
7.2.4	Post-Secondary, Adult and Vocational Education	30
7.3	Health Care Services and Infrastructure	31
7.3.1	Cormorant Island Community Health Centre	31
7.3.2	'Nagmgi's Health Centre	31
7.3.3	Physicians	31
7.3.4	K'wakwalat'si Child and Family Services	31
7.3.5	Dental Clinic	32
7.3.6	Treatment Centre	31
7.3.7	Elders' Centre	31
7.4	Public and Private Institutional Services and Infrastructure	32
7.4.1	Municipal Office and Insurance Corporation of BC	32
7.4.2	Alert Bay Library and Museum	32
7.4.3	Alert Bay Visitor Centre	32
7.4.4	Alert Bay Community Hall	32
7.4.5	Alert Bay Centennial Jubilee Park	33
7.4.6	Lynn McWilliams Memorial Park	33
7.4.7	Alert Bay Campground and Ecological Park	33
7.4.8	Canada Post Office	33
7.5	Community and Volunteer Organizations	34
<b>8.</b>	<b>COMMUNITY DEVELOPMENT VISION</b>	<b>34</b>

<b>9. GOALS, OBJECTIVES AND ACTION PLANS</b>	<b>36</b>
9.1 Natural Environment	38
9.1.1 Environment Awareness	38
9.1.2 Environmentally Sensitive Areas	40
9.1.3 Coastal Riparian Reserves	40
9.1.4 Natural Hazard Areas	41
9.1.5 Green House Gas Reduction Targets and Strategy	43
9.2 General Development	43
9.2.1 Sustainability	43
9.2.2 Smart Growth and Green Growth Management	44
9.2.3 Economic Development	45
9.2.4 Social Development	46
9.2.5 Food Security	48
9.3 Land Uses	49
9.3.1 Commercial Development	49
9.3.2 Residential Development	50
9.3.3 Comprehensive Development	52
9.3.4 Light Industrial and Marine Development	52
9.3.5 Parks, Recreation and Protected Areas	53
9.4 Physical Infrastructure	54
9.4.1 Water Utility	54
9.4.2 Storm Water Management	55
9.4.3 Sewer Utility	56
9.4.4 Solid, Special and Hazardous Waste Disposal, Treatment and Recycling	57
9.4.5 Transportation	59
9.4.5.1 Roads, Sidewalks, Boardwalks and Stairways	59
9.4.5.2 Public Transportation	60
9.4.5.3 Marine Public Transportation	61
9.4.5.4 H.J. Pickup Airport	61
9.4.5.5 Trails	62

## VILLAGE OF ALERT BAY

---

9.4.6	Seawall	63
9.4.7	Marine	63
9.5	Public Safety	64
9.5.1	Fire Protection Services	64
9.5.2	Ambulance Services	65
9.5.3	Police Services	66
9.5.4	Emergency Preparedness	67
9.5.5	Marine Search and Rescue	68
9.6	Social Infrastructure	68
9.6.1	Village Institutional Services	68
9.6.2	Village Housing Policy	68
9.7	Consultation, Outreach and Volunteerism	69
9.7.1	Consultation	69
9.7.2	Outreach	70
9.7.3	Volunteerism	70
<b>10. LAND USE ZONES</b>		<b>71</b>
<b>11. DEVELOPMENT PERMIT AREAS</b>		<b>72</b>
11.1	Development Permit Area #1 – Marine Heritage Commercial Dist.	73
11.2	Development Permit Area #2 – Marine Heritage Residential Dist.	75
11.3	Development Permit Area #3 – Environmentally Sensitive Areas	76
11.4	Development Permit Area #4 – Natural Hazard Areas	77
<b>12. IMPLEMENTATION</b>		<b>79</b>
<b><u>APPENDICIES</u></b>		
Appendix 1	Definition of Terms	82
Appendix 2	Alert Bay Accord	84
Appendix 3	Leadership in Energy & Environmental Design (LEED) Standards	86

---

Appendix 4	Section 919.1 of the <i>Local Government Act</i>	88
Appendix 5	Exceptions	90
Appendix 6	Smart Growth Principles	93
Appendix 7	Village of Alert Bay OCP Map Series	96
	Regional Setting	<a href="#">Map #1</a>
	Cormorant Island Base	<a href="#">Map #2</a>
	Village of Alert Bay Base	<a href="#">Map #3</a>
	Surface Geology	<a href="#">Map #4</a>
	Topography/Slopes	<a href="#">Map #5</a>
	Climate	<a href="#">Map #6</a>
	Ecosystems	<a href="#">Map #7</a>
	Administrative Boundaries	<a href="#">Map #8</a>
	Cadastral	<a href="#">Map #9</a>
	Public Utility Infrastructure	<a href="#">Map #10</a>
	Protective Services	<a href="#">Map #11</a>
	Social Infrastructure	<a href="#">Map #12</a>
	Regional History	<a href="#">Map #13</a>
	Heritage Resources	<a href="#">Map #14</a>
	Past Land Use	<a href="#">Map #15</a>
	Current Land Use	<a href="#">Map #16</a>
	Future Land Use	<a href="#">Map #17</a>
	Transportation Plan	<a href="#">Map #18</a>
	Development Permit Areas #1 & #2	
	Marine Heritage Commercial & Residential Districts	<a href="#">Map #19</a>
	Development Permit Area #3 –	
	Environmentally Sensitive Areas	<a href="#">Map #20</a>
	Development Permit Area #4 – Natural Hazard	<a href="#">Map #21</a>
	Tsunami Planning Area	<a href="#">Map #22</a>

## PREFACE

### **Title**

This Bylaw may be referred to as the Village of Alert Bay Official Community Plan, in the Province of British Columbia.

### **Enactment**

This Plan has been adopted by the Council of the Village of Alert Bay pursuant to S.876 of the *Local Government Act*.

### **Plan Preparation**

The Alert Bay Advisory Planning Commission (APC) as appointed by the Mayor and Council of the Village of Alert Bay prepared this Plan and Bylaw. The Plan was then submitted for technical review by a group of planning and engineering professionals and was reviewed and edited by the Village of Alert Bay Council. The Plan was submitted for review and comment by the residents of the Village and is considered to reflect the general view of Village residents with respect to land use and the impacts of land use on development in the community.

### **Definition of Plan and Implementation**

This Plan provides a set of guidelines, policies and action plans that together will coordinate existing and future planning and land use by private, local, regional, provincial and federal sectors. The Village of Alert Bay shall not enact bylaws, or endorse actions that are contrary to the policies or intent of the Plan without first obtaining approval from the community. All First Nation Reserve Land, and all land belonging to the Federal or Provincial Crown are not bound by policies contained within this Plan. This latter exemption includes all Crown lands within or adjacent to the municipality, all Crown land within the foreshore area, and all publicly owned offshore waters, sea-beds and islands. This Plan does make recommendations on the preferred uses of these Crown and First Nation land and marine areas.

### **What is an Official Community Plan?**

An Official Community Plan, or OCP, is arguably the most important legislation adopted by the Council of a local government. An Official Community Plan is a general statement of the broad objectives and policies of the local government respecting the character of existing and proposed land use and servicing requirements in the area under local government jurisdiction. An OCP may also present more detailed prescriptions that indicate how broader goals and objectives may be implemented. Once adopted, an OCP serves as the foundation for all policies, regulations and decisions pertaining to land use and development in a municipality.



## VILLAGE OF ALERT BAY

The British Columbia *Local Government Act* and the *Community Charter* provide the authority and direction for the preparation of the OCP and provides guidance at two levels. First, it sets out general goals for social, environmental and economic quality of life considerations. At a second level the OCP describes in a more detailed manner how future growth, community development, social amenities and services, and physical infrastructure will be provided. An OCP is thus adopted by Council to generally guide land use and development decisions as well as provide detailed planning direction for everything from redeveloping areas such as Alert Bay's historic downtown district, to providing subdivision and design criteria for lands that are presently undeveloped.

The last OCP prepared for Alert Bay was completed in 1996. This OCP replaces that plan with a more contemporary vision for the future of the community. It has been prepared with a variety of citizen input in the form of surveys, community meetings, and careful review of issues known to be important to business, age group, and neighbourhood interests. Although the Plan was reviewed with the assistance of professional planners, its design and content were fully organized by a seven member volunteer Advisory Planning Commission. Mayor, Council and staff of the Village of Alert Bay directly supervised the entire planning process. On many levels this Official Community Plan summarizes in the most complete manner possible the current wishes and aspirations of the citizens of Alert Bay.

## 1. PHYSICAL SETTING

### 1.1. LOCATION AND ACCESS

The Village of Alert Bay is located on Cormorant Island, a 400-hectare crescent of land, which lies between the mainland of British Columbia and the northeast coastline of Vancouver Island. To the north lie Malcolm Island and Queen Charlotte Strait, to the south lie Broughton Strait and Vancouver Island, to the west Queen Charlotte Sound, and to the east the Broughton Archipelago and Johnstone Strait.

<b>Cormorant Island Facts</b>	
Total Land Area	458 ha.
Maximum Distance East to West	4.2 km
Average Distance North to South	1.1 km
Maximum Elevation	76 m
Total Land Area of Village of Alert Bay	185 ha
Total Water Area of Village of Alert Bay	135 ha
Total Area of Village of Alert Bay	320 ha

Source: 'Namgis First Nation GIS

Cormorant Island is almost evenly divided into two political jurisdictions. The Village of Alert Bay occupies the eastern portion of the Island, while the 'Namgis First Nation occupies the west side.

Cormorant Island is located within three very different types of equally important geographic regions. First, it is part of 'the northern Vancouver Island region,' the area located north of a line drawn between Sayward and Tahsis that is administered by the Regional District of Mount Waddington (RDMW). The Village of Alert Bay is the oldest of four incorporated municipalities located within the RDMW.

Second, Cormorant Island is part of the Broughton Archipelago, a cluster of more than 500 islands that lie between the BC mainland and Vancouver Island. The Village of Alert Bay is the traditional 'capital' of the Broughton Archipelago, offering services to a dispersed rural population occupying First Nation settlements, homesteads, logging camps, marinas, and fishing lodges. This region is also affectionately known locally as the 'Mainland'.

And finally, Cormorant Island is located in the centre of a large cultural region that has been home for up to 20 Kwakwaka'wakw First Nations for well over 10,000 years. The Kwakwaka'wakw shares a common language, Kwak'waka, and play an important political, cultural and economic role in the northern Vancouver Island region. 'Yalis, the 'Namgis community that shares Cormorant Island with the Village of Alert Bay, is the largest of eight contemporary Kwakwaka'wakw communities that remain in the northern Vancouver Island region.

By car, Cormorant Island is reached by regular BC Ferries service with six sailings per day between Alert Bay, Sointula and Port McNeill. Alert Bay is the home port of the *MV Quadra Queen II*, which carries upwards of 75,000 passengers per year on a triangular route between Alert Bay, Port McNeill, and Sointula on Malcolm Island.

After a 40 minute ferry ride, Cormorant Island residents are able to access the BC provincial highway network from Port McNeill. Campbell River is located 200 kilometres south on Highway 19, with Victoria located 300 kilometres further south along the same route. Regularly scheduled airline service to Vancouver is accessed 30 kilometres west of Port McNeill in Port Hardy, located at the northern terminus of Highway 19.

## 1.2. CLIMATE

Cormorant Island has been the location of a variety of weather stations from 1913 to the present. A review of weather records shows that Cormorant Island has a relatively mild climate that divides into four distinct seasons. Summer arrives in late May and concludes in September. Long summer days are cool in the morning, and warm in the afternoon. Fall arrives in October and runs until early December. The weather is typically cool and crisp, often with long stretches of warm weather sandwiched between periods of light to heavy rain. Winter weather arrives in late December and lasts until the end of February. Short winter days are marked by regular rainfall, winter storms, and occasional snow. Spring arrives in March, and is a period of unsettled warmer weather that brings lush growth to forest and garden. This annual cycle of weather, combined with an incredibly scenic marine wilderness setting, makes Alert Bay a very attractive and enjoyable place to live or visit.

Average temperature readings on Cormorant Island show relatively little change on a yearly basis, with just over 5°C separating the maximum and minimum ranges of heat and cold. If there is a word that

## VILLAGE OF ALERT BAY

characterizes the temperature regime, it is 'moderate'. Days that are exceptionally hot or cold are relatively rare.

<b>Alert Bay Temperature (1913-1994)</b>	
<b>Type of Measure</b>	<b>Value</b>
Daily Average Temperature	8.5°C / 47.4°F
Average Daily Maximum Temperature	11.6°C / 52.9°F
Average Daily Minimum Temperature	5.4°C / 41.7°F
Extreme Maximum Temperature	35.2°C / 95.4°F May 29, 1983
Extreme Minimum Temperature	-13.6°C / Feb. 1, 1989
Average Days with Maximum Temperature Above 0°C	361.6
Average Days with Maximum Temperature Above 10°C	211.1
Average Days with Maximum Temperature Above 20°C	17.6

Source: Environment Canada, Cormorant Island Weather Station

The rainforests of Cormorant Island and the northern Vancouver Island region exist primarily due to the large amounts of rain that falls from weather systems driven off the North Pacific Ocean. Cormorant Island is protected by the mountainous spine of Vancouver Island from the most severe of these systems, and enjoys a maritime climate that is warmer and drier than other locales in the northern Vancouver Island region.

<b>Alert Bay Precipitation (1913-1994)</b>	
<b>Type of Measure</b>	<b>Value</b>
Average Rainfall	1,526.6 mm / 60.1 in
Average Snowfall	62.6 cm / 2.5 in
Average Precipitation	1,591.5 mm / 62.6 in
Extreme Daily Rainfall	116.1 mm / 4.6 in / Nov. 12, 1975
Average Days with > 0.2 mm Rainfall	205.5
Average Days with > 10 mm Rainfall	50
Average Days with > 50 mm Rainfall	10.3
Extreme Daily Snowfall	61 cm / 24 in / Feb. 10, 1916
Extreme Snow Depth	46 cm / 18.1 in / Jan. 14, 1972

Source: Environment Canada, Cormorant Island Weather Station

Residents of coastal communities are acutely aware of seasonal wind patterns. In the Alert Bay area wind patterns trend from the southeast in winter and from the northwest in summer. These winds help to generate waves that generally measure between 1.5 to 2.0 meters in height, with less than five (5%) percent measuring above four (4) meters. The narrow openings between many islands in the region generate currents of up to 6 knots during the ebb and flow of tides that fluctuate up to five (5) meters.

<b>Alert Bay Wind (1913-1994)</b>	
<b>Type of Measure</b>	<b>Value</b>
Maximum Hourly Speed	111 kph SE / Nov. 26, 1986
Mean Wind Speed and % Direction NE	16.3 kph / 10.1 mph / 1.8%
Mean Wind Speed and % Direction E	21.5 kph / 13.4 mph / 13.3%
Mean Wind Speed and % Direction SE	30.9 kph / 19.2 mph / 27.7%
Mean Wind Speed and % Direction S	14.8 kph / 9.2 mph / 1.2%
Mean Wind Speed and % Direction SW	14.0 kph / 8.7 mph / 4.3%
Mean Wind Speed and % Direction W	15.6 kph / 9.7 mph / 18%
Mean Wind Speed and % Direction NW	20.2 kph / 12.6 mph / 7.2%
Mean Wind Speed and % Direction N	11.6 kph / 7.2 mph / 0.3%
% Calm	26.1%

Source: Environment Canada, Cormorant Island Weather Station

### 1.3. ECOLOGY

Alert Bay and Cormorant Island are located within British Columbia's North Island Straits Coastal Planning Unit. This area, designated by the province of BC for regional natural resource planning purposes, consists of 343,000 hectares of the foreshore and near-shore areas of Vancouver Island, the BC mainland coast, and associated islands and islets of the Broughton Archipelago to Cape Caution in Queen Charlotte Strait. This area encompasses a globally significant marine ecosystem that supports a rich biodiversity of fish, invertebrates, birds and marine mammals. Islands in the region are typically carpeted with conifer rainforests consisting of western red cedar, hemlock, yew, and Douglas fir. It is a region rich beyond measure in natural, wild abundance.

Cormorant Island is located at the western entrance to Johnstone Strait, one of several deep waterways that connect Queen Charlotte Strait in the west to the Strait of Georgia in the east. Strong currents coming off the North Pacific Ocean and Queen Charlotte Strait funnel into Johnstone Strait, causing an upwelling of nutrients that supports five species of salmon, halibut, many species of rockfish, dungeness crab, littleneck and butter clams, sea-lions, harbour seals, humpback whales, minke whales, Pacific white-sided dolphins, migratory and resident Grey whales, up to 300 orca whales, thousands of bald Eagles

and 240 species of other birds. Historically, upwards of fifteen (15) million Salmon migrate past Alert Bay annually, both to the nearby mouth of the Nimpkish River, other local systems, and southward to river systems including the Fraser River.

Cormorant Island itself hosts ecosystems that are complex and often fragile. The beach zone is predominantly cobble or boulder, with areas of pebbles or sand. The entire island is underlain by sand, gravel or clay soils. Some steep slopes immediately above the beach zone are unstable when their natural vegetation cover is disturbed. Second growth western hemlock and Douglas fir forests occupy roughly half the island, with red alder, vine maple and other deciduous species more common in areas that have been developed. The understory is dominated by salal, salmonberry and blackberry vines. Bald eagles and ravens can be seen regularly soaring the air currents in skies above town. Mink, otter, and garter snakes occupy forest areas. There are no resident predatory mammals such as bears, cougars or wolves on Cormorant Island.

## 2. CULTURAL SETTING

### 2.1. HISTORY

For many thousands of years this small island located immediately off the mouth of the Nimpkish River has hosted a settlement known to members of the 'N̓am̓gis First Nation as 'Y̓al̓is (Cormorant Island). The 'N̓am̓gis are one of more than 20 Kwakw̓aka'wakw First Nations that have occupied northern Vancouver Island and the adjacent BC mainland for millennia. The Kwakw̓aka'wakw collectively shares a language, Kwak'wala, as well as complex cultural ceremonies and intricate family ties. Near to the rich salmon resources of the Nimpkish River the location of Cormorant Island guaranteed that the community was utilized by the 'N̓am̓gis and their neighbours for a wide variety of traditional cultural and economic activities. In the region around Cormorant Island upwards of 30,000 persons lived in a score of winter villages and hundreds of summer camps. Strict rules set out the manner in which food resources were sustainably harvested from the land and sea, as well as how political, social and economic interactions occurred within and between communities.

In 1792 Captain George Vancouver anchored between Cormorant Island and the mouth of the Nimpkish River during his historic survey of the British Columbia coast. He made the first recorded observations by Europeans of a remarkable cultural landscape that had successfully evolved for thousands of years.

In 1846 the island was named after the British coastal cruiser, the *H.M.S. Cormorant*. In approximately 1858, the bay that forms the southern shore of the island was named after the *H.M.S. Alert*. In 1870, a salmon saltery was constructed for preserving and curing salmon for shipment to Victoria. A permanent settlement, predominantly occupied by members of the 'N̓am̓gis First Nation, began to develop first around the saltery, and later a larger cannery that was located on the same site.

During this time, saltery owners Spencer and Huson leased Cormorant Island from the British Columbia colonial government. Their requirement for services that would support a permanent cannery workforce resulted in the quick growth of a bustling coastal settlement. In 1878 the Reverend Alfred James Hall

relocated to Alert Bay from Fort Rupert and constructed an Anglican mission house to school First Nation children. In 1881, a store and cannery were added to the salmon saltery, and the Anglican Church was built under the supervision of Reverend James Hall and held its first service on Christmas Day 1892. A saw-mill was established by Hall in approximately 1886. In 1890, the first provincial police constable was stationed in Alert Bay and the Indian Agency office was relocated from Fort Rupert. In 1894, a new residential school for boys was constructed. In the same period the Union Steamship "Comox" commenced regular sailings to Alert Bay, the first of many commercial vessels that made regular stops up and down the BC coast. The once small community of Alert Bay quickly grew to become the service centre for the entire northern Vancouver Island region.

Considerable growth occurred in Alert Bay in the early 1900's. The local cannery was purchased by B.C. Packers in 1902 and in 1909 St. George's Hospital was opened. In 1912 Alert Bay was linked to the rest of British Columbia by the Dominion Government telegraph system. In 1923 St. George's Hospital was destroyed by fire. A new hospital was built and opened in 1925, in addition, a chapel in honour of the wife of Reverend Alfred James Hall. In 1929, St. Michael's Residential School was constructed to educate First Nation children from seven to fifteen years of age. By the 1940's Alert Bay was fully developed as a regional service centre. An article in the September 1, 1940 issue of the *Pioneer Journal* proudly described the growing community:

*"Alert Bay. Business centre for a large logging and fishing district. Home of the Nimpkish Indian Tribe, whose totems are famed afar. Situated on a small island between Vancouver Island and the mainland about 180 miles from Vancouver it is served by Canadian Pacific or Union Steamships three days every week.*

*A population of about 500 half of which are First Nation. The only industry in the town is the salmon cannery and reduction plant operated by B.C. Packers Ltd, and which was started as a saltery by two settlers about 1860.*

*A number of government departments are represented, including the wireless, telegraph and telephone which includes long distance radio telephone. Fisheries, Forestry, Indian Agent, Customs, Immigration, Game and the B.C. Police.*

*St. George's Hospital operated by the Columbia Coast Mission founded by Rev. John Antle.*

*St. Michael's Indian Residential School built in 1929, provides education for over 200 pupils.*

*Four general stores and four other stores supply practically all requirements. There are also two hotels and another under construction, four restaurants, two machine shops, four marine oil stations with good docking facilities, a large post office, a branch of the Canadian Imperial Bank of Commerce, a bakery, three barbers, a beauty parlour, and two boat building shops.*

*Two churches, the Anglican Christ Church founded in 1878, and the United Church of Canada."*

On January 14, 1946, the Village of Alert Bay was incorporated as the first municipality in the northern Vancouver Island region. The community continued to attract new services, including buses, taxis, a new fire engine, electric power, a community hall, schools and float-plane service. 'The Bay' maintained itself as the dominant community on the north end of Vancouver Island for seventy years between the 1890's to the 1970's, providing government, medical and commercial services to an always shifting number of outlying First Nation villages, canneries, and thriving logging camps. Although salmon canning activity declined at the BC Packers Cannery, growing resident and transient salmon and herring fishing fleets continued to buoy the Alert Bay economy.

## VILLAGE OF ALERT BAY

---

Alert Bay's dominance as a regional service centre was challenged from the early 1960's onward. Three primary events were responsible for this competition. First, the gradual availability of an improved road transportation network on northern Vancouver Island lessened the importance of a port community located on a small island. This process culminated in 1979 when the Island Highway #19 was completed between Campbell River and Port Hardy, largely replacing water transportation as the primary means of transportation in the region. In the same period, fisheries policies of the government of Canada began eroding the role Alert Bay played as a home port for hundreds of salmon gillnetters, trollers and seine boats.

As a result of these changes the services traditionally located in Alert Bay began to be moved elsewhere. The RCMP's patrol boat was relocated in 1992. Fisheries and Oceans Canada relocated their patrol vessel in 1994 and office in 1996. Shell Oil and Petro Canada closed their marine fuel operations, impacting coastal tugs and fishing boats that had traditionally been supplied in Alert Bay. The Ministry of Transport wireless station closed on February 28, 1994, and the Canadian Coast Guard relocated to Comox. A continuous process of centralization eroded the role of Alert Bay as a regional service centre. The slow collapse of the commercial fishing industry added a further negative economic impact. During this period the population of Alert Bay declined from over 800 to around 600 residents.

Many families with long ties to Alert Bay found new ways to maintain a living. With a spirit born of thousands of years of survival, the 'Namgis First Nation slowly evolved the range of social services it offered, becoming a new engine of employment and economic activity. In 1965 this period of cultural rebirth was initiated with the construction of a large traditional Big House. This event was followed with the opening of the U'mista Cultural Centre in 1980. In the same period the 'Namgis began to rebuild social and health infrastructure. A new health centre was opened in 1980, a new elementary school in 1990, a new administration office in 1999, a recreation centre in 2001, and a dental clinic in 2002. Since this time the 'Namgis First Nation has initiated an exciting range of economic development activities throughout their 1,000 square mile traditional territory.

All through this period a growing spirit of cooperation developed between the Village of Alert Bay and the 'Namgis First Nation. In 1999 this relationship was formalized in the Alert Bay Accord, a landmark agreement that is unique in British Columbia. The fruits of this cooperation are most evident in two important projects. In 2002 the seven million dollar Cormorant Island Community Health Centre was opened, and in 2004 a new jointly operated sewage treatment plant became operational. Both facilities proudly serve all residents of Cormorant Island. The Historic Alert Bay Development Corporation is now responsible for identifying further projects that can be jointly planned and completed with equal success.

Despite tight budgets the Village of Alert Bay has managed to maintain high levels of road, recreation, and utility infrastructure. In 2001 a downtown Revitalization Program was completed that added a scenic boardwalk and street furniture to the downtown streetscape. As the importance of tourism has grown, services important to visitors have been added, including a visitor information centre, campground, self-guided walking tours, and an extensive trail system. The Village of Alert Bay is now widely recognized as representing a rare remaining example of an authentic, working coastal community with residents that maintain a long tradition of openly welcoming newcomers and visitors alike.

And what about the present? A new BC Ferries terminal building upgrade was completed in 2008 and ferry upgrade was completed in 2013. The Alert Bay Elementary School was replaced by a new structure in 2009. Also in 2009 the Municipal wharf was renovated, a new section of boardwalk was constructed,

and key roads repaved. Heritage buildings are being restored, a long dormant real estate market has become more active, and exciting plans for further cooperation between the 'Namgis First Nation and the Village of Alert Bay are being actively discussed. As change arrives, special attention is being paid to protecting the scenic views, styles of architecture, and working way of life that have traditionally defined the community. The goal of all this activity is to make the Village of Alert Bay a safe and prosperous home for its residents, to maintain and expand the business community, to protect the local and regional environment, and to create a wide range of social and economic opportunities for present and future generations that will make 'The Bay' their home.

## **2.2. RELATIONSHIP WITH THE 'NaMGIS FIRST NATION**

The critically important relationship between the Village of Alert Bay and the 'Namgis First Nation merits special mention; from the 1860's onward two distinct communities have shared Cormorant Island. On a political level, many of the religious and educational institutions established by British-sanctioned settlers had tragic impact on the Kwakwaka'wakw, including the 'Namgis First Nation. Laws that were later put in place by British Columbia and Canada continued to severely threaten the physical and cultural survival of the 'Namgis

On a social level close and complex ties developed between many Cormorant Island individuals and families. The settlers benefited from the deep knowledge the 'Namgis held of their territory, and from a ten thousand year tradition of sharing. The 'Namgis benefited from use of electricity, medicines and a variety of other technological innovations. Members of both communities prospered in the fishing, logging and service industries.

From the late 1960's onward a renewed sense of cultural identity empowered the 'Namgis. Social organizations like the Royal Canadian Legion and the Lions Club attracted members from both the Village and the 'Namgis, and all Cormorant Islanders have been welcomed to the rich cultural ceremonies and celebrations in the 'Namgis Big House. Since 1980 the 'Namgis have constructed a dozen significant structures to house an innovative network of social and cultural services. More recently, the 'Namgis have also embarked on a number of equally important economic development initiatives, including partnerships in Orca Sand and Gravel, Kwagis Power, Kuterra land-based fish farm, management of a network of wilderness recreation campsites, and incorporation of forestry and fishing companies.

From the 1990's onward the two communities began to cooperate in a much closer manner. A downturn in the traditional fishing economy called for joint government lobbying, and new approaches to the funding of services shared by both governments. A range of projects were undertaken: improving the solid waste collection system, instituting a recycling program, building a network of trails, building a sewage treatment facility, purchasing a new fire truck, and constructing the Cormorant Island Community Health Centre.

In September 1999 the Village of Alert Bay and the 'Namgis First Nation signed the Alert Bay Accord. This agreement describes how both communities will work together in a relationship defined by goodwill, shared purpose and trust. In 2010, the tenth anniversary of the Accord, both communities committed to a process of updating the language of the Accord to reflect a growing understanding of how the partnership had continued to develop. The revised Accord was signed in March 2012 (*Appendix 2*).



There is every indication that many additional collaborative projects will be undertaken to assist all residents of Cormorant Island to adapt to a changing and challenging future.

### 2.3. DEMOGRAPHICS

Demography is the study of the characteristics of the human population of a community, region, or nation. Demographic statistics are collected on a regular 5-year basis by the government of Canada for the purpose of developing public policy and allocation of government funding. For the purposes of this Plan, it is important to understand the story told by three different types of demographic information: population, education, employment.

**Population.** The 2011 Census of Canada reported a total population of 1155 persons on Cormorant Island, of whom 445 lived in the Village of Alert Bay. The remaining number of Cormorant Island residents live on lands administered by the ‘Namgis First Nation and the Regional District of Mount Waddington. The following table shows how the population of the Village of Alert Bay has fluctuated during the period the community has been an incorporated municipality.

Village of Alert Bay Population 1951-2011			
Year	Number	Year	Number
1951	638	1981	626
1955	695	1986	679
1961	825	1991	628
1966	795	1996	612
1971	760	2001	583
1976	605	2006	555
		2011	445

Source: Statistics Canada

The population of any community can also be viewed in terms of both age groupings and by gender. The following table describes five commonly used age groupings and the numbers of males and females in each. The percentage of the population in each age group in Alert Bay is represented in the next table.

Village of Alert Bay Age Distribution							
	2006		2011		Percentage of Population in 2011		Percentage of total Population 2011
Ages	Male	Female	Male	Female	Male	Female	Alert Bay
All ages	275	280	210	235	47%	53%	100%
0-14	55	40	35	35	8%	8%	8%
15-24	30	25	10	20	2%	4%	7%
25-44	60	60	40	50	9%	11%	20%
45-64	90	115	75	95	17%	21%	38%
65+	45	35	55	40	12%	9%	21%

In 1995 there were 130 persons over 55 years of age resident in the Village of Alert Bay, representing 21% of the municipal population. Of this number, 11% (70) were male, and 10% (60) were female.

In 2011 there were 185 persons over age 55 years of age in the Village of Alert Bay, representing 42% of the municipal population.

**Education.** A second key demographic factor that is commonly examined is the level of education attained by adult members of the community. The following table illustrates the education levels of Alert Bay residents over 15 years of age relative to the rest of the province.

Year 2011	Village of Alert Bay			British Columbia
	Total	Male	Female	Total
Total population 15 years and over	380	235	240	3,097,120
No certificate, diploma or degree	120	105	15	424,650
High school certificate or equivalent	65	50	20	769,145
Apprenticeship or trades certificate or diploma	40	45	0	181,500
College, CEGEP or other non-university certificate/diploma	80	0	75	585,550
University certificate or diploma below the bachelor level	15	0	0	188,485
University certificate, diploma or degree	25	0	10	766,960

Source: Statistics Canada

**Employment.** A final key demographic trait that provides useful context for planning purposes is employment. The median family income in the Village of Alert Bay was \$54,327 in 2011, \$55,960 in 2006 and \$43,488 in 2001.

Year 2011	Village of Alert Bay			British Columbia
	Total	Male	Female	Total
Total population 15 years and over	380	235	145	3,646,840
In the labour force	245	150	90	2,354,245
Employed	240	150	90	2,171,470
Unemployed	0	0	0	182,775
Not in the labour force	130	85	50	1,292,595
Participation rate	64.5	63.8	62.1	64.6
Employment rate	63.2	63.8	62.1	59.5
Unemployment rate	0.0	0.0	0.0	7.8

Source: Statistics Canada

## VILLAGE OF ALERT BAY

The following table represents the types of occupations that supported the working population of Alert Bay in 2011.

Year 2011 <i>Occupation</i>	Village of Alert Bay		
	<i>Total</i>	<i>Male</i>	<i>Female</i>
Total experienced labour force 15 years and over	240	150	90
Management occupations	10	0	0
Business, finance and administration occupations	25	0	20
Natural and applied sciences and related occupations	20	20	0
Occupations in social science, education, government service and religion	15	0	10
Occupations in art, culture, recreation and sport	0	0	0

Year 2011 <i>Occupation</i>	Village of Alert Bay		
	<i>Total</i>	<i>Male</i>	<i>Female</i>
Sales and service occupations	50	40	0
Trades, transport and equipment operators and related occupations	75	70	0
Occupations unique to primary industry	25	25	0
Construction	15	15	0
Retail trade	45	35	0
Transportation and warehousing	35	30	0
Educational services	10	0	0
Health care and social assistance	50	0	55
Public Administration	30	0	20

Source: Statistics Canada

## 3. ECONOMIC SETTING

### 3.1. GENERAL ECONOMY

The economy of the Village of Alert Bay operates at several levels. First, it is based on the supply of commercial and government services to the 1,200 permanent residents who live on Cormorant Island. An estimated 1,000 additional persons maintain strong ties to Cormorant Island, commuting or visiting on a

regular long-term basis. Second, Alert Bay merchants support the dispersed rural population of the Broughton Archipelago. Services are especially provided to the First Nation residents of the communities of Kingcome, Gilford Island, New Vancouver and Hopetown. And finally, Alert Bay is growing in popularity as a destination for tourists who access the island either by private or commercial vessel, or via BC Ferries. These visitors, who create a welcome demand for food, accommodation and a range of interpretive services, are changing the type of business activities traditionally available in Alert Bay and on Cormorant Island.

The decline of the commercial fishing industry from the 1990's onward, due to negative impacts of provincial and federal regulations resulted in a challenge to the Village's economy. An economic shift towards tourism, special events, value-added industries, knowledge based and service industries are underway. This transition is not yet complete as evidenced by the fact that the several major commercial buildings in Alert Bay are currently either unused or underutilized and the residential housing market is depressed.

The Historic Alert Bay Development Corporation (HABDC) was created in June 2000 by the Village of Alert Bay and 'Namgis First Nation. The HABDC was formed to promote investment and employment opportunities in and around Alert Bay and aids in the formation of partnerships or joint ventures to diversify the local economy and to generate new sources of sustainable development and employment. To date, HABDC manages the Alert Bay Fishing Pier.

The following tables describe the number of business licenses issued annually by the Village of Alert Bay and the values of Building Permits.

<b>Village of Alert Bay Business License Applications 2000-2013</b>	
<b>Year</b>	<b>Number</b>
2001	85
2002	81
2003	89
2004	66
2005	75
2006	71
2007	63
2008	61
2009	66
2010	70
2011	63
2012	66
2013	78

THE CORPORATION OF THE VILLAGE OF ALERT BAY					
2004-2010 BUILDING PERMIT REPORT SUMMARY					
YEAR	PERMIT TOTAL	NEW RESIDENTIAL	RESIDENTIAL RENOVATIONS	COMMERCIAL	INSTITUTIONAL
2004	\$157,400.00	\$100,000.00	\$ 36,400.00	\$ 21,000.00	
2005	\$ 36,500.00		\$ 36,500.00		
2006	\$463,000.00	\$150,000.00	\$ 63,000.00	\$250,000.00	
2007	\$238,780.00	\$100,000.00	\$ 78,000.00	\$ 60,780.00	
2008	\$404,500.00	\$260,000.00	\$137,500.00	\$ 7,000.00	
2009	\$161,300.00		\$ 21,500.00	\$ 14,800.00	\$125,000.00
2010	\$399,375.00	\$246,500.00	\$ 54,375.00	\$ 98,500.00	
2011	\$ 243,500.00	\$ 10,500.00	\$ 23,000.00	\$ 25,000.00	\$185,000.00
2012	\$ 60,451.00		\$ 60,451.00		
2013	\$281,120.00	\$260,000.00	\$ 6,120.00	\$ 15,000	

Source: Village of Alert Bay

### 3.2. SMALL BUSINESS AND SERVICE ECONOMY

The foundation of the Alert Bay economy is the range of services that exist primarily to serve a Cormorant Island and Broughton Archipelago resident population of approximately 2,000 persons. The ability for these businesses to operate profitably is enhanced by increased levels of trade supported by approximately 20,000 summer visitors, as well as the year-round visitation by transient professionals and relatives of Island residents.

The current level of business activity supported on Cormorant Island is represented by the following table for the year 2013.

Business Activity	Village of Alert Bay	'Namgis First Nation	Total
Alternative Health Care	1	2	3
Art Gallery	2	2	4
Auto Repair	0	1	1
Artists/Jewellers/Carvers	5	10	15
Bed and Breakfast	2	0	2
Caterers	1	2	3
Consultants	10	0	10
Construction	21	0	21
Credit Union	1	0	1
Ecotourism	1	4	5
Electrician	1	1	2
Food/Grocery	1	2	3
Gifts	5	2	7
Gym	1	0	1
Hair Salon	1	1	2
Hardware	1	0	1
Liquor Store	2	0	2
Motel/Lodge/Hotel	3	0	3
Pharmacy	1	0	1
Pub/Restaurant/Hotel	1	0	1
Research Foundations	1	0	1
Restaurant/Deli	3	1	4
Taxi	1	0	1
Tug/Barge Service	1	0	1
Variety Store	1	0	1
Vehicle Fuel	0	1	1
Video Rental + Electronics	1	0	1
<b>Total</b>	<b>69</b>	<b>29</b>	<b>98</b>

Source: Village of Alert Bay

Significant opportunities appear to exist for the formation of key additional businesses, especially in the tourism and transient business customer sectors. These opportunities include services such as scuba diving,

kayak and bike rentals, marine engine and vessel repair, marine ecotourism, conference centre, motel, restaurant, gallery and antique stores. As well, the resident population of Cormorant Island and region could support business activities including custom sawmilling, building trades, flower shop, and office supplies.

### 3.3. TOURISM ECONOMY

Alert Bay is a small coastal community that possesses a strong sense of cultural identity and historical character. Visitors come to Cormorant Island primarily to experience the vitality of Kwakwaka'wakw and 'Namgis culture. The premier attractions in this regard are U'mista Cultural Centre, opened in 1980 to house a repatriated collection of elaborate ceremonial masks, and the 'Namgis Big House, where potlatches and other traditional ceremonies are held to audiences of more than one thousand persons. Visitors also come to Cormorant Island to experience life in an authentic West Coast fishing village. There is nothing inauthentic about Alert Bay. It is a hard working town comfortable in its skin of sturdy structures that cling either to the scenic shoreline or to steep upland slopes. Cormorant Island has been hailed as the "friendliest community on the North Island". Every year, tourists travelling via BC Ferries, personal vessels, private and chartered flights, and four to five pocket cruisers disembark for day visits to Cormorant Island.

Alert Bay is also a hub for a variety of excursions that allow safe exploration of the marine wilderness known as the Broughton Archipelago. Deep ocean channels weave between over 500 forest-covered islands that are all located within a days travel by boat. This breathtaking territory has much to offer tourists in the way of whale watching, bird watching, beachcombing, grizzly bear watching, interpretation of ancient Kwakwaka'wakw villages, and the west coast fishing industry. For those looking for a local wilderness experience, visitors can gain easy access to the network of trails that are located in the north and west sections of Cormorant Island. Walks through Alert Bay's Ecological Park, or the John Anderson Big Tree Loop Trail, can be made in absolute safety due to the total absence of resident predatory mammals.

The following table represents the roughly 60% of visitors to Cormorant Island who are estimated to drop in at the Alert Bay Visitor Centre.

Village of Alert Bay Visitor Centre Statistics 1986-2013							
Year	Number of Visitors	Year	Number of Visitors	Year	Number of Visitors	Year	Number of Visitors
1988	2,690	1995	7,521	2002	10,478	2009	9,730
1989	3,254	1996	7,245	2003	9,770	2010	7,674
1990	5,072	1997	6,907	2004	9,511	2011	7,000
1991	5,206	1998	7,551	2005	11,311	2012	7,696
1992	4,873	1999	9,759	2006	12,167	2013	7,450
1993	4,885	2000	8,901	2007	9,764		
1994	4,386	2001	7,349	2008	9,089		

Source: Village of Alert Bay

## 4. REGIONAL SETTING

The Village of Alert Bay is one of four municipal governments located within the Regional District of Mount Waddington (RDMW). The RDMW was incorporated on June 13, 1966 and is 20,249 sq km in size. Approximately 40% of this area is on Vancouver Island, with the remainder on the central coast of British Columbia from Knight Inlet and its headwaters in the south to Smith Sound in the north and the islands of the Broughton Archipelago. Most of this area consists of First Nation and Crown land that supports the primary economic activities for the region: forestry, mining, and fisheries. Approximately 5% of the area is privately owned and another 10% is within First Nations reserves.

The 2007 population of the RDMW of 11,651 persons represents less than 2% of the population of Vancouver Island. The five-year population growth rate from 2001 to 2006 for the RDMW was a decline of 11.1%. In 2001 a much higher proportion of Regional District's labour force was involved in occupations related to primary industry (15.3%) compared to the province (4.2%), and in manufacturing, processing and utilities (10%) compared to the province (4.8%). Conversely it had a lower proportion of the labour force employed in business and finance (10.3%) compared to the province (17.6%).

There were roughly 617 businesses within the RDMW 2002, down from 635 businesses that were in operation in 2002. Of these ventures 90% were small businesses with fewer than 20 employees each.

Key economic development opportunities within the RDMW related to cultural and wilderness tourism, shellfish aquaculture, non-timber forest products, industrial mineral mining, value added lumber manufacturing, alternative energy production, First Nation governance and social services, and retirement living.

## 5. PHYSICAL INFRASTRUCTURE

Physical infrastructure is a general term used to describe public utilities, transportation networks, and all other municipal services required to support our lives and lifestyle. It applies to:

1. Transportation;
2. Marine;
3. Drinking water supply and distribution;
4. Sewage collection, treatment and disposal;
5. Storm water collection and discharge;
6. Solid waste management;
7. Communications;
8. Energy.

The quality and level of maintenance of a municipality's infrastructure is a primary indicator of the quality of life in any municipality. The Village of Alert Bay can be proud of the basic services it provides to its residents. In the past, these systems were constructed with a keen understanding of the maximum level of financial support that could be leveraged with local taxpayer contributions. Cooperation between the Village of Alert Bay and 'Namgis First Nation has allowed significant improvement in utility system design



and operation to be achieved. The following short profiles describe the range of physical infrastructure that currently serves the municipality.

## **5.1 TRANSPORTATION INFRASTRUCTURE**

### **5.1.1. ROADS, SIDEWALKS AND WATERFRONT BOARDWALK**

Because of its relatively low population, and because it is an island with no “through” traffic going to other areas, road development and use within the Village of Alert Bay is local in nature. There are approximately seven (7) kilometres of paved roads and three (3) kilometres of unpaved roads. This road network is shown on Map 18: Transportation Plan. Local taxi service is available for Cormorant Island residents and visitors. A critical linkage between Cormorant Island and the Vancouver Island highway system is the regular ferry service provided by BC Ferries between Alert Bay, Port McNeill and Sointula on Malcolm Island.

Vehicle traffic volumes are not high on the streets of Alert Bay, creating a generally safe pedestrian environment. Sidewalks and a waterfront boardwalk border the two main routes travelled by large numbers of pedestrians. A sidewalk borders the upper portion of Maple Road on Legion Hill which connects to Larch Street between the Community Hall, School Hill and Alert Bay Elementary School. Sidewalks and a waterfront boardwalk border the section of Fir Street along the waterfront between Looking Good Hair Salon and the Alert Bay Shipyards. The waterfront boardwalk was completed in 2008 as part of a larger downtown Alert Bay heritage revitalization scheme designed in January 2008.

### **5.1.2. STAIRWAYS AND THE ALERT BAY TRAIL NETWORK**

Due to the steep terrain of Alert Bay two concrete stairways have been constructed to allow quick pedestrian access between the waterfront (Fir St.) and upper residential sections of the community. These stairways connect Fir St. and Hemlock Street via the Arbutus Road right-of-way, and Fir Street and Pine Street via the Willow Road right-of-way.

During the 1990's, a major upgrade was initiated for an existing network of informal trails that laced through the forested area in the northern half of the Village. These trails currently measure seven (7) kilometres in length and receive regular use by residents and visitors alike. In 2004 the 'Big Tree Loop' trail was dedicated in the name of John Anderson, a long-time Village resident who with others had committed much of his time to creating the access routes to the forested side of Cormorant Island. A similar trail network was created at roughly the same time on the 'Namgis side of the island.

### **5.1.3. VEHICLE AND PASSENGER FERRY SERVICE ROUTES**

A BC government supported passenger and vehicle ferry service was established between Alert Bay, Port McNeill, and Sointula in 1973. BC Ferries, which operates this service, was first established as a Crown Corporation in 1977, and was privatized in 2003. Alert Bay is the home port for the MV *Quadra Queen*

*II*, which was built in 1969, is the primary vessel serving the 'triangle route'. In 2010 the *MV Quadra Queen II* underwent a significant refit.

BC Ferries currently services Alert Bay with six (6) vehicle and passenger sailings daily, bi-weekly dangerous cargo sailings, and non-scheduled emergency sailings. Current use statistics for the BC Ferries 'Triangle Islands' ferry service is as follows:

<b>2013 Alert Bay – Port McNeill - Sointula BC Ferries Traffic Profile</b>						
Month	P. McNeill Vehicles	Sointula Vehicles	Alert Bay Vehicles	P. McNeill Passengers	Sointula Passengers	Alert Bay Passengers
January	2,846	1,307	1,808	7,386	3,221	4,535
February	2,719	1,257	1,755	7,325	3,055	4,428
March	3,216	1,445	2,008	8,348	3,616	5,118
April	1,892	1,448	611*	7,373	3,574	3,668
May	3,401	1,681	1,928	9,541	4,273	5,803
June	3,411	1,552	2,092	9,756	4,025	6,134
July	3,824	1,926	2,236	10,879	4,767	6,724
August	4,099	2,200	2,416	11,492	5,452	7,019
Sept.	3,574	1,738	2,110	9,657	4,150	5,692
October	3,208	1,546	2,010	8,802	3,890	5,274
Nov.	3,097	1,446	1,890	8,506	3,986	5,051
Dec.	2,925	1,286	1,806	7,826	3,403	4,704
<b>TOTAL</b>	<b>38,212</b>	<b>18,832</b>	<b>22,670</b>	<b>106,891</b>	<b>47,412</b>	<b>64,150</b>

Source: BC Ferries Services

\*Note: BC Ferries underwent a major terminal upgrade in 2013- no vehicle traffic from April 7-April 27

In 2007 BC Ferries completed a major improvement of the Cormorant Island Ferry Terminal. This work included a new waiting room structure, a larger crew parking area, increased vehicle line-up capacity, a convenient pick up and drop off area, landscaping, and other related improvements.

In addition to the primary vehicle and passenger services provided by the *MV Quadra Queen II*, the *Spirit of Yalis* operates under contract with BC Ferries to provide additional foot passenger service between Sointula, Alert Bay and Port McNeill. The *Spirit of Yalis* is dedicated for the transport of secondary school students from Cormorant Island to Port McNeill in the morning and it makes the return trip in the afternoon, using Sointula as its home port.

#### **5.1.4. AIR TRANSPORTATION**

The Village of Alert Bay operates the H.J. Pickup Airport, which was first constructed in 1971, extended and paved in 1981. Presently consisting of a single, well-maintained 2,900 foot paved runway, and an ancillary building. Services presently available at the Airport include parking and tie-down space. Flight plans are filed with Transport Canada.

It is estimated that 1,460 private and Medivac return flights utilize H.J. Pickup Airport on a yearly basis. The airstrip is also used for search and rescue and helicopter training exercises. No resident charter or scheduled flight services are currently offered from Cormorant Island. Fuel tank facilities are available and opportunities exist to expand the use of the airport.

Charter operators from Vancouver Island supply air and floatplane service. Floatplane service is facilitated by a dedicated 14 x 3 meter seaplane dock at the Alert Bay Boat Harbour. This seaplane dock, owned by Transport Canada, was renovated in 2007.

### **5.2. MARINE INFRASTRUCTURE**

#### **5.2.1. SEAWALL**

The first section of the seawall was built opposite the Bayside Hotel in the 1950's by Tage Westerlund and continued in later years along the length of Fir Street, a total length of 2.6 kms. The construction was done in-house, using workers funded by the Canada Works Programme. Most of the seawall is between 2 to 3 meters high, but there are 2 sections 4 meters high.

#### **5.2.2. ALERT BAY BOAT HARBOUR**

This busy small boat harbour is located adjacent to the BC Ferries terminal on Fir Street. This facility, which consists of 490 meters of 4 meter wide mooring floats, has been administered by the Village of Alert Bay since 1989, and is home to a commercial fishing fleet and a growing number of locally owned recreational and commercial eco-tourism vessels. During summer months between May and September the Alert Bay Boat Harbour hosts a large number of transient recreational vessels travelling the famed 'Inside Passage' route between Seattle, Vancouver and Alaska.

#### **5.2.3. MUNICIPAL WHARF**

For over 100 years a large wharf has been located at the foot of Tamarack Street. This facility was originally constructed as part of St. George's Hospital, and was reconstructed in 1949 and maintained by Transport Canada. In 2000 the facility was devolved to the control of the Village of Alert Bay, and in 2008 it was upgraded by refurbishing the pilings and replacing the deck. The Municipal Wharf consists of a timber pile structure paralleling the shoreline measuring 21 meters wide by 55 meters long. A timber

approach trestle that measures 7 meters wide by 48 meters long reaches the Wharf. The wharf supports a 10 x 31 meter steel storage structure and a small marine laboratory. A 50x40 meter long float is attached to the wharf by an aluminum gangway.

The Municipal Wharf provides a docking facility for the '*Spirit of 'Yglis'*', the water taxi service that provides transport for high school students to and from school in Port McNeill. Further, it plays an essential role in allowing barges, large recreational vessels and pocket cruise ships to access services and cultural attractions in Alert Bay. Security clearance for foreign vessels is also available at this site, but it is not a point of entry with customs clearance.

#### **5.2.4. FISHING PIER**

The Historic Alert Bay Development Corporation, a partnership of the 'Namgis First Nation and the Village of Alert Bay, owns a large 37 x 16 meter 'fishing pier' located just east of the Nimpkish Hotel on Fir Street. This former site of a water taxi and fuel dock and the Mari Fish processing plant, was acquired in 2002 and was subsequently resurfaced.

### **5.3. DRINKING WATER SUPPLY AND DISTRIBUTION INFRASTRUCTURE**

Potable water for the residents Alert Bay is supplied from an aquifer that is tapped by a deep 365 foot well-water supply system located near the east end of H.J. Pickup Airport. Water is pumped at up to 182 gallons per minute into a 200,000 gallon reservoir. A diesel back-up generator is available to supply emergency power to maintain water service. Regular testing by provincial inspectors shows that water quality is such that it does not require treatment.

Prior to 1962, potable water was supplied by private wells throughout Cormorant Island.

Prior to 1978, potable water was supplied to Alert Bay via an underwater aluminum pipeline originating at Willow Creek, located on Vancouver Island. This system was constructed in 1962 and consisted of a small reinforced concrete intake dam with a six (6) inch underwater pipeline leading to a booster pump station on Cormorant Island, from which water was pumped to a 55,000 gallon reinforced concrete reservoir. The problems with the Willow Creek source concluded that that this line had been broken on several occasions, requiring costly underwater repairs and outages of up to several days duration, and it was becoming an inadequate supply and unable to meet the future demands for water. The water from this system was brown in colour and residents referred to it as "tea water".

There are presently 234 residential and 22 commercial connections to the Village of Alert Bay Water Utility. In 2011 the average volume utilized by the water systems was 448 cubic meters per day. The Alert Bay Water Utility is more than adequate to service current rates of consumption and anticipated future consumption requirements. Although presently potable water is plentiful, conservation will become increasingly important.

The Village of Alert Bay and 'Namgis First Nation water supply systems can be cross-connected to provide a mutual back-up in the event of a disruption in supply affecting either system.

Alert Bay residents are justifiably proud of the high quality of their water, which requires no treatment. Developing clear policy around the sale of water, and maintaining a locally run water utility are important issues for residents.

There are 88 fire hydrants installed on Cormorant Island at intervals required for efficient fire protection. The Village of Alert Bay is responsible for maintaining 32 fire hydrants.

#### **5.4. SEWAGE COLLECTION, TREATMENT AND DISPOSAL INFRASTRUCTURE**

Residents of Cormorant Island are serviced by a common public sewage treatment system that was built in 2003. Both the Village of Alert Bay and the 'Namgis First Nation collaborated on the construction of the \$4 million system. Over 70 raw sewage outfalls were replaced by a network of sewage collection piping, lift stations, and a sequential batch treatment (SBR) plant located on the north side of the Island on 'Namgis First Nation land.

The Village of Alert Bay hooks up with the joint Cormorant Island Sewage system. The sewage treatment facility has a design capacity of approximately twice the current 1,200 person population of Cormorant Island.

#### **5.5. STORM WATER COLLECTION AND DISCHARGE INFRASTRUCTURE**

The community of Alert Bay occupies the often-steep slopes of an Island that consists primarily of gravel, sand and clay. When this physical setting is combined with rainfall that occurs over 200 days per year, it becomes critical that a comprehensive system of storm water management be developed and maintained. In Alert Bay this system is maintained at two distinct levels. Along Fir Street and key arterial roads on the upper part of the Island a dedicated collection system very efficiently collects and moves storm water to Broughton Strait. This system, which is wholly separate from the sewage collection utility, is made up of catch basins and buried piping, as well as sections of shallow open concrete channels.

The second level of storm water management in Alert Bay is less well developed. Many areas of the community have either no system for collection of storm water, or are served only with small asphalt water-bars that divert surface flows on streets to ditches or private properties.

Village policy prohibits the connection of storm water runoff to the sanitary sewer system.

## **5.6. SOLID WASTE MANAGEMENT INFRASTRUCTURE**

### **5.6.1. SOLID WASTE COLLECTION AND DISPOSAL**

The first garbage collection services were initiated by Art Granger in 1961-62. In 1976 the Village provided a weekly residential and commercial garbage collection program on Cormorant Island. Landfills previously operated by the Village of Alert Bay and the 'Namgis First Nation were closed in 1995.

Solid waste for all of Cormorant Island is now collected and sorted for diversion or transport at a transfer station located near the Village of Alert Bay Public Works Yard. Solid waste and recyclables are then trucked weekly off-island to the Mount Waddington Regional District's 7-Mile Landfill facility located west of Port McNeill on Highway 19.

The Village of Alert Bay has tailored the redesign of its solid waste collection and transfer program to meet a broad range of community needs. Tags are available for a fee for residents who produce more than one garbage can of waste weekly. Garden waste and other recyclables are accepted at the municipal transfer station at no cost. Cars and other large objects can be moved for a very reasonable fee to the transfer station by Village of Alert Bay public works staff. Finally, a 'spring cleanup' is scheduled annually that allows residential property owners on Cormorant Island to have larger volumes of selected solid waste removed at no charge. The result of this careful attention to solid waste removal is a community that is environmentally conscious. In 2013 the Village of Alert Bay shipped 445 tonnes of waste to the 7-Mile Landfill facility.

### **5.6.2. RECYCLING, REUSE AND COMPOSTING**

Recycling services on Cormorant Island were initiated in 1990. In 1993 the Village of Alert Bay instituted regular weekly 'blue box' recycling pickup service for all residential locations on Cormorant Island. Recyclables are collected in a specially designed vehicle, rough-sorted on pickup, and later sorted and bundled in a dedicated structure for periodic transport to buyers off the Island. This system has reduced solid waste costs and improved recycling participation. In 2010 Cormorant Island residents diverted 24 tonnes of recycled materials to the regional 7 Mile landfill site. The Village of Alert Bay will continue to explore opportunities to enhance access to recycling and to increase the range of materials that can be recycled through the blue box program.

Periodically, metal salvage companies are invited to Cormorant Island to remove accumulated volumes of metals. For example, in 2007 Ace Salvage removed approximately 300 tonnes of metals, including a large derelict barge and scores of wrecked vehicles.

Although there is some residential composting, more could be promoted and some infrastructure is available for the development of a public composting or vermiculture program.

Cormorant Island is serviced by the Hospital Ladies Auxiliary Thrift Store. The establishment of a Free Store could further encourage reuse.

Beginning in 2014 Multi Material BC will manage the residential recycling in all of British Columbia. The Village of Alert Bay will continue to provide the service under this new program set to start May 19, 2014.

### **5.6.3. HAZARDOUS WASTE DISPOSAL**

Approved hazardous wastes such as batteries, paint products and oil are collected at the Village of Alert Bay Solid Waste Transfer Station and are removed periodically.

## **5.7. COMMUNICATIONS INFRASTRUCTURE**

### **5.7.1. TELEPHONE AND CELLULAR PHONE**

Telus Corporation provides telephone service to Cormorant Island. Telephone signals are relayed via a network of microwave towers that connect Cormorant Island to the mainland of British Columbia, and to communities on northern Vancouver Island. The microwave towers on Cormorant Island are located adjacent to Alert Bay Elementary School on Larch Street, providing both wire-based and cell phone service. Various providers also serve the community with cell phone service including Telus and Shaw Communications.

### **5.7.2. INTERNET**

Internet services were first provided by Sointula resident, Andy Barlak, in early 1995. Dial-up service was offered in August 1995, with broadband service supplied in 2005. Keta Cable is currently the sole provider of cable-based broadband internet service to Cormorant Island and the Village of Alert Bay. Telus Corp. has stated their intention to also provide internet service.

### **5.7.3. SATELLITE TELEVISION**

Two service providers supply satellite TV to residents of Cormorant Island. Bell Express and Shaw Direct offer access to synchronous orbit satellites on a fee for service basis via small satellite signal reception dishes and associated signal decoding devices.

#### **5.7.4. CABLE TELEVISION**

Keta Cable, a regional service provider with its North Island office in Port Hardy, offers cable television services on Cormorant Island. Television signals are relayed from a microwave transmitter in Port McNeill to a receiver mounted on the Village of Alert Bay water storage tank. Television signals are then routed through a dedicated Keta Cable cable network, which shares an elevated wire network with BC Hydro and Telus.

### **5.8. ENERGY**

#### **5.8.1. ELECTRICITY**

In 2009 BC Hydro supplied electricity to 654 customers on Cormorant Island via two (2) submarine cables that cross Broughton Strait. Malcolm Island is served by an extension of these cables. Electricity reaches the northern Vancouver Island region via a single 138kV transmission line that travels up the spine of northern Vancouver Island between Gold River and Port Hardy. The majority of all electricity utilized on Vancouver Island originates on the BC mainland.

#### **5.8.2. VEHICLE FUEL**

Vehicle fuel has been available on Cormorant Island for over 50 years. The gas station located at the corner of Smitty's Hill road and Front Street closed in June 2008. The 'N<sub>a</sub>m<sub>g</sub>i<sub>s</sub> First Nation constructed a temporary gas station in 2009, and has made plans to build a full service fuel station/convenience store on an adjacent site in the future. Opportunities exist to make diesel and bio-diesel fuel commercially available in the future.

#### **5.8.3. MARINE FUEL**

Alert Bay traditionally was the location of up to five marine fuel facilities. The last of these facilities, operated by Alert Bay Petro Services, closed in 2005. Strategically located midway between Vancouver and Prince Rupert, Alert Bay is well-positioned to serve growing volumes of marine traffic that utilize the 'Inland Passage'. The 'N<sub>a</sub>m<sub>g</sub>i<sub>s</sub> First Nation is currently advancing plans to construct a new marine fuel facility at an as of yet undetermined location on the 'Y<sub>g</sub>l<sub>i</sub>s waterfront.

#### **5.8.4. PROPANE**

Superior Propane, a national service provider with regional headquarters in Campbell River, supplies propane to Cormorant Island. Propane deliveries are made twice monthly via a tanker truck that utilizes runs specially designated for 'dangerous cargo' by BC Ferries.



### **5.8.5. HOME HEATING OIL**

Home heating oil is delivered to customers on Cormorant Island on a twice-monthly basis via tanker truck operated by Shell Oil in Port McNeill. There are approximately 25 structures on Cormorant Island that remain heated by furnace oil.

### **5.8.6. WOOD FUEL**

Many homes use wood fuel as a primary or back-up heating system. Wood fuel can be purchased or obtained locally.

### **5.8.7 SOLAR AND OTHER ALTERNATIVE SOURCES OF ENERGY**

Solar and wind energy are being utilized in some homes. In 2009, Alert Bay Elementary School installed a 2 kilowatt wind turbine that is used for education and power production purposes. The Village currently has installed solar hot water at the Marine Visitor Centre and the Alert Bay Campground. In 2013 the Village of Alert Bay received a \$485,000 grant from the General Strategic Priorities Fund to upgrade the street lights on the boardwalk to LED, install solar hot water in all municipal buildings and install a wind turbine at the Public works yard, to be complete by March 2016.

## **6. PROTECTIVE AND EMERGENCY SERVICES INFRASTRUCTURE**

### **6.1. FIRE PROTECTION SERVICES**

The Alert Bay Volunteer Fire Department (ABVFD) was first established in the 1940s. Currently the ABVFD has 22 active members, and is housed in a modern four-bay, two-story dedicated Emergency Services hall located on Fir Street in Alert Bay. This facility, which was constructed in 1986, is currently home to two fire trucks, associated firefighting equipment, and an ambulance. The older of the trucks, an International 1700 Loadstar purchased in 1976, has a 600-gallon storage capacity, and is rated to pump 625 gallons of water per minute at 150 pounds per square inch of pressure. The second truck was purchased by the 'N̄amgis First Nation in 2006, has a 500 gallon storage tank, and has the capacity to pump 1050 gallons per minute.

Volunteers from the Village of Alert Bay and the 'N̄amgis First Nation operate the Fire Department which provides service to the entire Island. Fire protection services are administered by the Village of Alert Bay.

## **6.2. POLICE SERVICES**

Alert Bay became the location of a BC Provincial Police Station in the 1890's, occupying what is now known as the 'Courthouse' building on Fir Street. In 1951 the Royal Canadian Mounted Police (RCMP) were contracted to supply police services throughout British Columbia. The current RCMP detachment office, located at the corner of Fir and Maple Streets in Alert Bay, was constructed in 1975-76. One Corporal, three Constables, and one full- and one part-time office staff currently staff the Alert Bay Detachment. This contingent patrols Cormorant Island and surrounding Broughton Archipelago region in three vehicles and a 26 foot aluminum vessel.

## **6.3. AMBULANCE SERVICES**

The BC Ambulance Service operates a dedicated ambulance in Alert Bay. This vehicle, which is housed in the Alert Bay Fire Hall, is staffed by a team of local emergency medical responders. Ambulance calls are dispatched from a regional centre in Victoria, and are broken into three categories: emergency (40%), non-emergency (44%) and transfers (16%). The Alert Bay ambulance answered a total of 235 calls in 2013, moving patients to either the Cormorant Island Community Health Centre, transferring patients to hospitals on Vancouver Island, or to the BC Air Ambulance for evacuation south.

## **6.4. EMERGENCY PREPAREDNESS SERVICES AND INFRASTRUCTURE**

In partnership with the 'Namgis First Nation, the Village of Alert Bay updated its Emergency Preparedness Plan in 2007. This Plan has identified a range of potential emergencies including fire, tidal surge, and extreme weather events that would require coordinated response from local, regional, and provincial agencies. In the event of an emergency, the plan will be enacted by an appointed Emergency Preparedness Plan Coordinator.

## **6.5. MARINE SAFETY SERVICES AND INFRASTRUCTURE**

There is currently no active Canadian Coast Guard service on Cormorant Island. A complement of the Canadian Coast Guard Auxiliary provides emergency marine services on an 'on-call' basis. The closest Canadian Coast Guard Station is in Port Hardy, which is served by a 47-foot patrol vessel.

In 1994 the manned Coast Guard station on Cormorant Island was converted to a remote station based out of Comox and now referred to as Comox Coast Guard Radio. The bulk of the radio equipment remains in Alert Bay and is operated from Comox with a local telephone number for mariners to use to access the transcribed weather services as well as channel "Weather 1". During the summer months the Coast Guard has a rigid-hulled inflatable vessel based in Port McNeill or Telegraph Cove staffed with a seasonal crew and answering to "Coast Guard 508" on channel 16 to assist with breakdowns and distress calls.

Cetus Marine Research Conservation Society provides warden services at Robson Bight/Michael Biggs Ecological Reserve east of Alert Bay. Subject to available funding, Cetus also operates Straitwatch, a service that monitors interactions between boaters and marine mammals.

## **6.6. ANIMAL PROTECTION SERVICES AND INFRASTRUCTURE**

The Village of Alert Bay provides animal control services for Cormorant Island and operates a dog pound facility that is located just off Larch Street. An animal control officer is empowered to enforce by-laws for the Village of Alert Bay and the 'N̄am̄gis First Nation. Dog licenses are issued by the Village to offset costs of maintaining this service, which are shared with the 'N̄am̄gis First Nation and Whe La La U, (an independent Band Council representing non-'N̄am̄gis First Nations people living in a designated area located on "N̄am̄gis land on Cormorant Island).

## **7. SOCIAL INFRASTRUCTURE**

Social infrastructure is a general term used to describe public utilities, assets of a community, and all other services required to support our lives and lifestyle. It applies to:

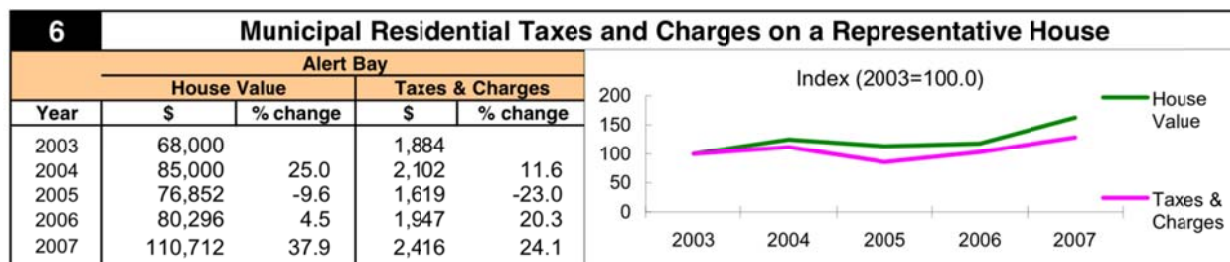
1. Housing
2. Education
3. Health Care
4. Public and Private Institutional Services
5. Community Volunteer Organizations

The provision of a comprehensive variety of social infrastructure is necessary for sustainable development to occur in Alert Bay. It is important that this social infrastructure that is both suitable and sufficient for our current and future community needs.

### **7.1. HOUSING INFRASTRUCTURE**

Housing and residential development are vitally important to the Village of Alert Bay and the residents of Cormorant Island. A strategic approach to housing should take into consideration our unique geography; a diverse and changing population; and the availability of affordable housing.

The 2011 Census reported that the total number of dwellings in the Village of Alert Bay was 215. 145 of those houses are lived in by their owners and 70 are rented. Of the 215 houses 195 of them are suitable for living.



Source: Ministry of Community Development [http://www.cd.gov.bc.ca/lgd/infra/tax\\_rates/tax\\_rates2007.htm](http://www.cd.gov.bc.ca/lgd/infra/tax_rates/tax_rates2007.htm) (No RD level figures)

Issues to be considered in relation to housing in Alert Bay include:

1. Alert Bay is a relatively small island community with limited availability of undeveloped property.
2. The stable and slightly declining population of the community has not stimulated development of the variety of housing types (apartments, condominiums, townhouses, trailer park with rental pads) that typically exist in larger settlements

Increasing pressure on existing housing stock may result in the following: First, traditional rental properties will be upgraded and sold, or be utilized for visitor accommodation. This trend will particularly impact the availability of housing for the younger and low-income segment of the community. Second, local young adults who are beginning their work careers will have difficulty competing with off-island investors and retirees for properties that are up for sale. Third, seasonal workers will have difficulty finding affordable housing. Finally, pressure will mount on the Village of Alert Bay to make more land available for a variety of types of housing developments including housing for seniors and young families. These demands will be in the form of requests for subdivision of existing parcels, or servicing of new areas for residential development, and requests to develop higher density affordable housing.

## 7.2. EDUCATION SERVICES AND INFRASTRUCTURE

### 7.2.1. DAYCARE AND EARLY CHILDHOOD EDUCATION

Daycare services on Cormorant Island are provided by the Amlilas Daycare and the Head Start Program, run by the 'Namgis First Nation. In 2009/10, forty five (45) children enrolled in the daycare programs and twenty (20) registered in the Head Start program for parents and tots.

### 7.2.2. PRIMARY EDUCATION

Alert Bay Elementary School, administered by Vancouver Island North School District No. 85, was first constructed in its present location on Larch Street in 1955 and was upgraded in 2009. The school offers classes from kindergarten to grade 7. There were 70 students enrolled in 2013/2014 year.

School District No. 85 also owns the building adjacent to the Alert Bay Elementary School. The building is currently operated as the Cormorant Island Community Learning Centre by the 'Namgis First Nation through a partnership with the Village of Alert Bay and North Island College and other institutions that support a range of courses.

T'lisala'gilakw School was constructed on 'Namgis First Nation land in 1994 and offers classes from pre-kindergarten to grade eight. The "T" School is operated by the 'Namgis First Nation to provide a standard elementary school curriculum with a strong cultural component. In 2009/2010, 90 students enrolled in the school. Enrolment at Alert Bay Elementary School and T'lisala'gilakw School are available to all Cormorant Island children.

### **7.2.3. SECONDARY EDUCATION**

North Island Secondary School (NISS) is located in Port McNeill and is administered by Vancouver Island North School District No. 85. NISS has provided secondary education from grade 8 to grade 12 for students from Cormorant Island and neighbouring communities since 1966/1967. Cormorant Island students travel to and from Port McNeill by a foot ferry leaving and arriving at the Municipal Dock. The first vessel was the 'Sointula Queen' and presently the 'Spirit of Yalis', a dedicated foot passenger ferry.

There is a strong community concern that Cormorant Island high school students face academic and social barriers related to having to commute to an off-island secondary education facility. There is community desire to reinstate a high school on Cormorant Island.

### **7.2.4. POST-SECONDARY, ADULT AND VOCATIONAL EDUCATION**

School District No. 85 also owns the building adjacent to the Alert Bay Elementary School. The building is currently operated as the Cormorant Island Community Learning Centre by the 'Namgis First Nation through a partnership with the Village of Alert Bay and North Island College.

Programs offered at the Cormorant Island Learning Centre include Adult Basic Education, Marine Training and other specified training provided by North Island College and other post-secondary institutions.

## **7.3. HEALTH CARE SERVICES AND INFRASTRUCTURE**

### **7.3.1. CORMORANT ISLAND COMMUNITY HEALTH CENTRE**

The Cormorant Island Community Health Centre, which opened in March 2003, is a state-of-the-art hospital managed by the Island Health Authority (IHA), formerly the Vancouver Island Health Authority. It is located on 'Namgis First Nation land and serves all Cormorant Island residents. It replaced St. George's Hospital, which had been located in Alert Bay since 1923. The Cormorant Island Health Centre

provides 24 hour emergency services, has 4 acute care beds and ten (10) multi-level care beds. In addition, it provides inpatient and outpatient rehabilitation services, medical imaging, laboratory and diagnostic services five (5) days per week.

### **7.3.2. 'NAMGIS HEALTH CENTRE**

The 'Namgis Health Centre was built in 1983 and services all residents of Cormorant Island. The community-based facility is staffed by two family doctors, two (2) public health nurses, and community care nurses. Other services provided include chronic disease, diabetic programs, and mental health services.

### **7.3.3. PHYSICIANS**

There are three doctors serving Cormorant Island, two of whom serve at the 'Namgis Health Centre. An independent Physician's office is operated from downtown Alert Bay.

### **7.3.4. K'WAK'WALAT'SI CHILD AND FAMILY SERVICES**

In 2006 the 'Namgis First Nation assumed responsibility for a wide range of child and family services that were previously administered by the province of British Columbia. A dedicated structure has been renovated and is now staffed with social workers, counsellors, and a variety of other support staff.

### **7.3.5. DENTAL CLINIC**

The 'Namgis Dental Clinic was opened in 2002 and is staffed by visiting dentists, two dental assistants and a dental hygienist.

### **7.3.6. TREATMENT CENTRE**

The 'Namgis Treatment Centre provides local addiction treatment services in the form of a sixteen-bed residential six-week program. Outpatient counseling is also provided.

### **7.3.7. ELDERS' CENTRE**

The 'Namgis Elders' Centre was opened 1985 and provides a drop-in centre for all Cormorant Island elders. The elders' centre provides transportation, meals, fitness opportunities, foot care and assistance with accessing government programs.

## **7.4. PUBLIC AND PRIVATE INSTITUTIONAL SERVICES AND INFRASTRUCTURE**

### **7.4.1. MUNICIPAL OFFICE AND INSURANCE CORPORATION OF BC**

The Village of Alert Bay Municipal Office is located centrally on Maple Road in the Marine Heritage Commercial District in a building shared with the Alert Bay Post Office. The Village of Alert Bay Municipal offices provide services to their residents through policies set by the Council including but not limited to: preparation of tax notices, issuing utility charges, providing municipal services. In addition, this Municipal Office also offers car Insurance services through the Insurance Corporation of BC.

### **7.4.2. ALERT BAY LIBRARY AND MUSEUM**

Alert Bay Library and Museum is located in a prominent Fir Street building, which once was the Fire Hall and is shared with the Alert Bay Visitor Centre. The Library and Museum are operated by an independent society, which receives funding from the Village of Alert Bay, provincial grant and other sources. Public internet and inter library loan services are available. The Society also maintains a small museum housing local artifacts and comprehensive archives, which include 7,000 photographs, most digitized, chronicling the rich history of the community.

### **7.4.3. ALERT BAY VISITOR CENTRE**

The Alert Bay Visitor Centre was established in 1986 and operates from May thru October to supply information and support to the approximately 20,000 tourists that visit Cormorant Island annually. The Visitor Centre shares a Fir Street waterfront heritage building with the Alert Bay Library and Museum.

### **7.4.4. ALERT BAY COMMUNITY HALL**

The Alert Bay Community Hall was constructed in 1948 by volunteers and houses a large auditorium, stage and kitchen on the upper level. A six (6) lane, five (5) pin bowling alley and food concession occupies the ground level. This facility has been upgraded to also include 'cosmic bowling'. The community hall facility plays an important role in weddings, dances, and other events rented on a fee for service basis.

Two (2) public tennis courts are located next to the Community Hall. The upper court was refurbished in 2008, and access to the upper court can be arranged through the Village Office or the Alert Bay Tennis Club.

A Skatepark, constructed in 2013, offers users a concrete multi skill level facility that has been noted as being one of the best in the region by users and professionals.

#### **7.4.5. ALERT BAY CENTENNIAL JUBILEE PARK**

Alert Bay Centennial Park is located directly behind Alert Bay Community Hall. The property boasts an approximately one (1) hectare site consisting series of stepped terraces that include a picnic area and a field. This park is the site of the annual Alert Bay Music Fest.

#### **7.4.6. LYNN MCWILLIAMS MEMORIAL PARK**

This community park, established in 1974 by the Alert Bay Lions Club, is located on Fir Street on land donated by the late Lynn McWilliams. The Park offers youngsters a variety of playground equipment. Previously known as Lions Park, this Park was renamed the Lynn McWilliams Memorial Park in 2004.

#### **7.4.7. ALERT BAY CAMPGROUND AND ECOLOGICAL PARK**

The Alert Bay campground was opened in 1987. The site currently includes a concrete block restroom/shower building, a covered picnic shelter, firewood storage, sani-station, a separate picnic area, RV and tent sites serviced with water, power, picnic tables and fire rings.

The Alert Bay Ecological Park, also known as 'Gator Gardens,' consists of a wooden boardwalk spanning a marshy area very reminiscent of the Florida Everglades. A grove of dead cedar trees festooned with witch's hair create a peaceful atmosphere, disturbed only by the cries of several species of birds, including eagles, which often build their nests there. It is accessed near the Alert Bay Campground and through the intertwining trail network.

#### **7.4.8. CANADA POST**

The first Canada Post Office opened in Alert Bay in 1908 and was previously located in one of the BC Packer buildings on the waterfront. The current Post Office building was built in 1964 to house federal offices for Canada Post, Department of Fisheries and Department of Indian Affairs. The Village of Alert Bay purchased the building in 1999, and the Municipal Office now leases part of the building to Canada Post.

### **7.5. COMMUNITY AND VOLUNTEER ORGANIZATIONS**

The following table represents a selection of voluntary and non-profit committees, organizations, clubs and associations that presently serve the Alert Bay and Cormorant Island communities:



<b>Village of Alert Bay Community Organizations</b>	
<b>Organization Type</b>	<b>Organization Name</b>
Culture	Alert Bay Chorus
Culture	Sea Fest Society
Economic Development	Historic Alert Bay Development Corporation
Environmental Research and Protection	Alert Bay Marine Research Society
Environmental Research and Protection	Cetus Research and Conservation Society
Faith-based	Anglican Church Women's Auxiliary
Food Security	Cormorant Island Garden Society
Health Promotion	Cormorant Island Hospital Auxiliary (thrift shop)
Local Government	Advisory Planning Commission
Seniors	Columbia Court Non-Profit Housing Society
Service	Alert Bay Lions
Service	Ladies Auxiliary to the Royal Canadian Legion Branch # 198
Service	Royal Canadian Legion Branch #198
Service	Helping Hands
Youth	Royal Canadian Rangers
Youth	Alert Bay Elementary School Parent Advisory Committee (PAC)

Source: Village of Alert Bay

## 8. COMMUNITY DEVELOPMENT VISION

The first sections of this Plan introduced the concept of community planning, and then provided a detailed inventory of the current status of a wide range of infrastructure and services available to Village of Alert Bay and Cormorant Island residents. Based on this inventory it is now possible to outline future directions for the physical and cultural growth of the community.

A community referral process was conducted in 2004, and was confirmed by members of the Advisory Planning Commission and Village Council, a common vision for the future emerged: to retain the unique character of an authentic west coast fishing village, providing a broad range of economic and social services to the multicultural Cormorant Island and Broughton Archipelago population. At the same time the Village must also work to enhance education, employment, business, social, recreation, and economic development opportunities for future generations of Alert Bay and Cormorant Island residents.

Based on that vision, the community's central goals are to support:

1. The restoration and protection of the rich and often fragile land and marine environments located within and surrounding the boundaries of the municipality, including promotion of the Village of Alert Bay as a centre for ecosystem-based research and related field work.
2. The retention of the physical and cultural character of a BC coastal fishing community, including revitalization and sustainable growth of a dynamic waterfront commercial district that retains a strong connection to a working harbour.
3. The diversification and growth of the local economy, including support of existing businesses and the expansion of employment opportunities in areas such as production of local natural resources, tourism, commercial, home-based businesses, and marine commercial businesses.
4. Continued provision and enhancement of cultural services required to provide a high quality of life to Village residents, including social welfare, health, protective services, communications, education, sports, recreation, and entertainment. To support events and activities that celebrates the unique multi-cultural identity of the Cormorant Island community.
5. The retention and enhancement of quality education opportunities and access for students from pre-kindergarten to post-secondary, for vocational training, and for life-long learners. To support Alert Bay as the location for educational activities related to environmental and cultural research and the retention and enhancement of educational opportunities and vocational training for all levels of education and all levels of learning.
6. Provision of a wide range of safe, affordable and energy-efficient housing options that meet the needs of all age and economic groups within the community.
7. The maintenance and further development of safe, efficient and equitable transportation, water utility, sewage utility, storm water utility, solid waste and recycling management, protective services and other critically important community infrastructure.
8. Ongoing outreach to local, provincial, national and First Nation governments with the goal of building partnerships that will serve to maintain and enhance environmental, social, and economic conditions on Cormorant Island, the Broughton Archipelago, and northern Vancouver Island. To support and further strengthen the relationship between the Village of Alert Bay and the 'Namgis First Nation in a manner that enhances the ability of both governments to provide the population of Cormorant Island with high quality infrastructure, services, and a broad range of economic opportunities.
9. Development of long-term approaches and strategies related for future growth and development of the Village of Alert Bay, including the possible expansion of municipal boundaries and areas for development, possible upgrade and extension of municipal infrastructure, and possible expansion of parks and protected areas.

10. Actions designed to reduce the community's ecological footprint through 'green' initiatives including recycling, food security, energy conservations, environmental education, and emerging programs.
11. Consideration of the potential impacts of global warming and climate change in all aspects of community planning and sustainability.

## 9. GOALS, OBJECTIVES AND ACTION PLANS

With a detailed inventory of physical and social assets in Parts 2-7, and a vision for the future of the Village of Alert Bay in Part 8, this section describes the goals, objectives and action plans to implement this vision. Goals provide general statements of purpose. Objectives divide goals into their components. Action plans describe specific activities that will be undertaken to meet objectives.

As a guide to future development, it is important that the Plan be flexible. This flexibility can allow incorporation of innovative ways to achieve the vision rather than following a set of precise regulations. This will provide the Village with an appropriate direction for the management of land use and development.

The OCP provides a 'roadmap' to the Village Council, management and community both in terms of the future the Plan, and the actions that will be taken to ensure that the future will unfold as intended. The OCP will be reviewed every five years to ensure that it meets the needs and the vision of the Community, its residents and the emerging issues. Activities supported by the Plan may include:

1. **Land-Use Planning:** The Village can ensure that land is designated and zoned for desired uses, and that services are available within the community to support desired private and public initiatives.
2. **Development Control:** The Village has the authority to approve subdivisions, building permits, development permits, bylaw amendments, and to enact other measures that ensure new development in the community meets community needs and visions.
3. **Infrastructure:** The Village has direct responsibility for the development and maintenance of safe, efficient, and environmentally sustainable water and sewer utilities, transportation networks, and other related services.
4. **Research and Information:** The Village can undertake studies that relate specifically to our community or to broad issues affecting rural, coastal or island communities. The Village can also actively promote the Village of Alert Bay as a centre for regional, provincial, national and international study and research.
5. **Organizational Development:** The Village can initiate opportunities to improve its internal ability to serve the community or reach out to business interests, First Nations and other governments, the academic community, or other groups or organizations to initiate projects or

programs that benefit the community.

6. **Public Information and Promotion:** The Village can engage in public education activities that help promote community-wide changes in approaches to such things as water and energy conservation, recycling and composting, emergency preparedness, and healthy living.
7. **Business Operation/Agent of Development:** The *Local Government Act* and *Community Charter* allow the Village to become involved in business and/or development activities that serve the goals of the community.
8. **Advocacy:** The lobbying of senior governments for funding or policies that is beneficial for rural coastal communities: education, health, sustainable natural resource management, social justice, and many other important political, cultural or economic issues.

Headings adopted for presentation of goals, objectives and action plans that describe a detailed roadmap for the future of the community are as follows:

1. Natural Environment
  - a. Environmental Awareness;
  - b. Environmentally Sensitive Areas;
  - c. Coastal Riparian Areas;
  - d. Natural Hazard Areas.
2. General Development
  - a. Growth Management;
  - b. Economic Development;
  - c. Social Development.
3. Land Uses
  - a. Residential Development;
  - b. Commercial Development;
  - c. Industrial Development;
  - d. Park and Protected Area Development.
4. Physical Infrastructure
  - a. Water Utility;
  - b. Storm Water Management;
  - c. Sewer Utility;
  - d. Solid Waste Disposal and Recycling;
  - e. Transportation ;
  - f. Municipal buildings.
5. Social Infrastructure
  - a. Protective Services;
  - b. Public and Private Institutional Services.
6. Outreach, Consultation and Volunteerism.

## 9.1 NATURAL ENVIRONMENT

### 9.1.1 ENVIRONMENTAL AWARENESS

**Goal:** To identify, protect and, where possible enhance Cormorant Island's land and marine environments for the long-term benefit, natural ecosystems, and the enjoyment of residents and visitor.

**Objectives:**

1. Recognize the critical links between the long-term health of the natural environment, the community and the economy.
2. Maintain a high quality of water, air and soil.
3. Protect known areas of environmental sensitivity including ground water supply sources, water-courses, and local habitats and ecosystems.
4. Protect sensitive foreshore aquatic habitats including eelgrass beds, abalone habitat, and areas representing all classifications of shore zone units.
5. Minimize the risk of damage to property and life resulting from extreme natural conditions by educating residents and landowners and by managing development in hazardous locations including erosion, tsunami and flooding.
6. Maintain awareness of environmental quality issues facing Cormorant Island, the Broughton Archipelago and northern Vancouver Island.

**Action Plans**

1. Create Development Permit Areas under Section 919.9 of the *Local Government Act* to enact special measures to protect environmentally sensitive areas, coastal riparian areas, and hazardous areas.
2. Encourage developers to follow the best development practices as defined by the BC Ministry of Water, Land and Air Protection, Land and Parks in *Environmental Objectives, Best Management Practices, and Requirements for Land Development*.
3. Support compliance with all federal and provincial environmental regulations for all development.
4. Adopt the principle of minimal impact to the aquatic environment by adhering to the *Land Development Guidelines for the Protection of Aquatic Habitat* (BC Ministry of Environment, Lands and Parks) and *Storm Water Management Guidebook* (BC Ministry of Water, Land and Air Protection).

5. Encourage and where possible require the installation of water and energy savings devices in any newly constructed or renovated building, including Village of Alert Bay assets.
6. Promote any incentive programs or opportunities that would encourage developers to follow 'green design' practices.
7. Require all properties to connect to the Municipal septic system. Personal septic systems will be eliminated as their permits expire.
8. Protect existing green space/open space and foliage by appropriate regulations and guidelines.
9. Encourage landscaping in all new subdivisions and developments.
10. Promote domestic, commercial and industrial waste reduction, municipal recycling and composting programs.
11. Promote the collection and transport of toxic, hazardous and special wastes off of Cormorant Island to facilities designed to safely store or remediate such substances.
12. Promote identification and remediation of special and hazardous waste sites.
13. Retain public access to foreshore and adjacent upland areas.
14. Inform residents about risks associated with Tsunami events and provide signage to identify areas at risk.
15. When planning for emergency situations locate reception centres and escape routes away from areas at risk of Tsunamis

### 9.1.2 ENVIRONMENTALLY SENSITIVE AREAS

**Goal:** Identify and protect environmentally sensitive areas (ESAs) through the establishment of an Environmentally Sensitive Area Development Permit Area under Section 919.1 of the *Local Government Act*.

**Objectives:**

1. Promote policies, programs and initiatives that contribute to the identification and protection of ESAs.

2. Preserve and enhance ecological systems and diversity.
3. Incorporate environmental considerations in assessing growth management options, land use plans, transportation plans, and development proposals.

**Action Plans:**

1. Inventory ESAs within the Village of Alert Bay.
2. Protect the Village water supply including aquifers and wellhead areas.
3. Work toward restoration of ESAs that are damaged or degraded.
4. Promote outreach and education efforts that increase public awareness of the importance of protecting ESAs.

### 9.1.3 COASTAL RIPARIAN RESERVES

**Goal:** Identify and protect Coastal Riparian Areas through the establishment of a Coastal Riparian Areas Development Permit Area under Section 919.1 of the *Local Government Act* as set out in *Appendix 4*.

**Objectives:**

1. Protect the integrity of coastal riparian areas.
2. Protect plant and animal habitats in the foreshore zone.
3. Retain public access to the foreshore as a means of promoting environmental education and ease of access to the wild 'edge' between land and ocean.
4. Ensure that any foreshore developments or activities are consistent with the Village's objectives to protect coastal riparian/foreshore areas.
5. Protect the seawall infrastructure.

**Action Plans:**

1. Inventory coastal riparian areas within the Village of Alert Bay.
2. Work toward and where possible require the restoration of environmentally sensitive areas that are damaged or degraded.

3. Promote outreach and education efforts that increase public awareness of the importance of protecting coastal riparian areas.
4. Designate a 1-2 meter riparian protection area in the zoning regulation seaward from the seawall to ensure no permanent structures impede the ability for the Village to maintain the seawall infrastructure and protect the upland roadway and properties.

#### 9.1.4 NATURAL HAZARD AREAS

**Goal:** Identify and protect hazardous areas including steep slopes through the establishment of a Hazardous Areas Development Permit Area under Section 919.1 of the *Local Government Act* as set out in Appendix 4.

##### Objectives:

1. Restrict unsafe development of natural hazard areas and other high-risk areas including steep slopes and areas where erosion is known to occur.
2. Recognize the provincially designated Tsunami Planning Area and reflect that in all land use decisions.

##### Action Plans:

1. Maintain an inventory of hazardous areas within the Village of Alert Bay.
2. Promote public education efforts that increase awareness of the importance of protecting and restricting development within hazardous areas.
3. Control the removal of soil, ground cover and trees from slide area, require geotechnical review as needed.
4. Map the Tsunami Planning Area and inform land owners of the potential for flooding. Manage risks associated with potential tsunami events.

#### 9.1.5. GREEN HOUSE GAS REDUCTION TARGETS AND STRATEGY

**Goal:** To reduce Green House Gas (GHG) emissions.

##### Objectives:

The 2007 baseline of Alert Bay GHG emissions, as calculated by the Province of British Columbia's Community Energy and Emissions Inventory (CEE), is 3127 tonnes of carbon dioxide equivalent (CO<sub>2</sub>e). In



the interest of reducing these harmful emissions, the Village of Alert Bay adopted the following GHG reduction targets on January 10<sup>th</sup>, 2010:

1. By 2020 Alert Bay GHG emissions will be 33% less than 2007 emission levels
2. By 2050 Alert Bay GHG emissions will be 80% less than 2007 emission levels

**Action Plans:**

1. Encourage green and sustainable development.
2. Promote walking and cycling as an alternative to automotive transportation.
3. Discourage automobile idling wherever possible.
4. Encourage the development of public and shared transportation.
5. Encourage alternate sources of renewal energy.
6. Seek public funding and support for green initiatives.

## **9.2 GENERAL DEVELOPMENT**

### **9.2.1 SUSTAINABILITY**

**Goal:** Support investigation and application measures to reduce the ecological footprint of the human population of Cormorant Island, to increase levels of self-reliance, and to improve the efficiency and social equity of all public support systems.

**Objectives:**

To support the Investigation and application of the following:

1. Suitable measures designed to nurture Alert Bay as a healthy community.
2. Alternate energy sources on Cormorant Island including wind, solar, biomass and geothermal.
3. Suitable measures designed to conserve use of water on Cormorant Island.
4. Suitable measures designed to reduce unnecessary inflows to the sewage collection and treatment system on Cormorant Island.
5. Suitable measures designed to reduce, reuse and recycle solid waste streams on Cormorant Island.
6. Improve energy efficiency of municipal facilities and buildings on Cormorant Island.
7. Reduce and eliminate negative impacts of past and present use of toxic and hazardous wastes on Cormorant Island, including chemicals, hydrocarbons, and other potentially harmful products and

substances.

8. Build awareness of social justice issues related, but not limited to, gender and age equity, and multiculturalism.
9. Raise awareness of issues related to possible impacts of local, regional and global climate change.
10. Reduce reliance on the internal combustion engine as the sole source of power for private and commercial vehicles.
11. Build awareness of food security issues.
12. Restore and protect the health and biodiversity of Cormorant Island terrestrial and marine ecosystems.

**Action Plans:**

1. Encourage water conservation in all new commercial, residential and institutional developments.
2. Work towards elimination of cross-connection of storm-water and sewage collection systems.
3. Maintain and enhance, as funding allows, comprehensive waste reduction, reuse, and recycling programs on Cormorant Island.
4. As funding allows, install efficient heating and lighting systems in all structures owned by the Village of Alert Bay.
5. Complete and implement a remediation plan for the former site of the Alert Bay Land Fill.
6. Adopt a bylaw that allows low-speed electric vehicles to utilize municipal streets with a speed limit of less than 50 kilometers per hour.
7. Support the activities of the Cormorant Island Community Garden Society.
8. Support conferences and other community gatherings designed to increase public awareness of climate change issues.
9. Enact best practices to eliminate invasive species such as scotch broom on Cormorant Island.

10. Actively support the Alert Bay Accord as a measure designed to improve the social quality of life for all Cormorant Island residents.

## 9.2.2 SMART GROWTH AND GREEN GROWTH MANAGEMENT

**Goal:** To endorse and promote the following Smart Growth principles in new development or the redevelopment of existing properties which also retains the historic integrity and character of Alert Bay. (*Appendix 6*)

### **Objectives:**

1. Maintain a pace of growth and development that retains the unique character and history of the community and that maximizes sustainable social and economic benefits for the residents of the municipality.
2. Identify areas considered suitable for development and redevelopment and allow land uses that include compact development and to create a desired sustainable development pattern with the most efficient use of municipal infrastructure and community services.
3. Identify and define areas for the conservation of the natural environment and recreational resources.
4. Promote “getting back to knowing our neighbours,” being in touch with our surroundings, having a sense of place, being physically active and healthy incorporating green design into our lifestyles as well as our homes and infrastructure.
5. Practice and promote good ecological planning and design that encourages consideration of the preservation of desirable site lines.

### **Action Plans:**

1. Encourage developers to utilize Leadership in Energy and Environmental Design (LEED) standards as further described in *Appendix 3*, or other similar initiatives.
2. Keep the community informed of the challenges and opportunities associated with all proposed or potential types of development.

### 9.2.3 ECONOMIC DEVELOPMENT

**Goal:** The enhancement of the economic viability of the Village through support of existing business activity, as well as active promotion of new enterprises that provide opportunities for an expanded range of sustainable commercial services and employment options.

**Objectives:**

1. Support of existing businesses that have weathered the economic transition from a fishing community to a more diversified local and regional service and tourism centre.
2. Continue to pursue a revitalization program that emphasizes the Marine Heritage Commercial District area as the cultural and social focal point for increased socio-economic activity.
3. Support further development of eco and cultural tourism services and amenities that utilize the Village, Cormorant Island, and the Broughton Archipelago for interpretive and adventure activities.
4. Support continued development of Alert Bay as a centre of learning and research.
5. Minimize land use conflicts between commercial and other uses.
6. Ensure that there is adequate land designated to meet anticipated needs for economic development.
7. Promote adequate off-street parking throughout the commercial areas.
8. Support maintenance of an efficient transportation network that facilitates the convenient, safe and affordable movement of people, goods and materials to, from and on Cormorant Island.
9. Promote development of cultural, sporting, entertainment or learning events that also support commercial business interests.

**Action Plans:**

1. Strengthen the Historic Alert Bay Development Corporation, a partnership between the Village and the 'Namgis First Nation, as an agency of cooperative economic planning, lobbying and development on Cormorant Island.
2. Advocate for economic development initiatives pursued by the Regional District of Mount Waddington that are consistent with Village economic development goals, objectives and action plans.

3. Explore the opportunity to cooperatively develop a Conference Centre facility on Cormorant Island that would broaden opportunities for visitor-based enterprise and employment.
4. Explore opportunities to develop the Village of Alert Bay and Cormorant Island as a centre of cultural and environmental education, including expansion of marine science activities.
5. Maintain and promote the HJ Pickup Airport as a vital air transportation link between Cormorant Island and the rest of the world.
6. Continue to actively lobby BC Ferries to maintain a safe, efficient and affordable public marine transportation link between Cormorant Island and Vancouver Island.
7. Encourage a wide range of land uses in the Marine Heritage Commercial District, including:
  - a. Pedestrian-oriented retail and personal service;
  - b. Offices;
  - c. Cultural, entertainment and social facilities;
  - d. Public and institutional;
  - e. Integrated residential and commercial;
  - f. Tourist accommodation;
  - g. Marine commercial and recreational.

#### 9.2.4 SOCIAL DEVELOPMENT

**Goal:** To maintain and enhance the social quality of life of the community through support of integrated programs of environmental protection, sustainable economic development, social, health, educational and protective services, as well as support of local volunteer organizations.

**Objectives:**

1. Maintain awareness of the social and cultural needs of all age, gender and income groups within the Village of Alert Bay.
2. Encourage the federal and provincial governments to maintain a level of social servicing in the Village of Alert Bay and Cormorant Island that is equitable with similar services provided in other rural regions of BC and Canada.
3. Encourage the maintenance and enhancement of educational services to all age groups on Cormorant Island.
4. Encourage the development of recreational and cultural activities and events for all age groups.
5. Encourage the provision of adequate childcare and child development services.

6. Encourage the development of a wide range of housing types, tenures and densities that satisfy the diverse needs of individuals and families of different economic and age levels.
7. Encourage Island Health to provide health services to Cormorant Island residents that are of a variety and quality afforded to urban regions of British Columbia and Canada.

**Action Plans:**

1. To seek public input into the mix of social services that will meet the needs in the community.
2. Continue to partner with local First Nations for the provision of social and cultural services.
3. Continue to lobby the federal and provincial governments for maintenance and enhancement of social services provided to Village of Alert Bay and Cormorant Island residents.
4. Continue to support the Alert Bay Library and Museum.
5. Maintain and enhance recreational services provided at Alert Bay Community Hall and Golden Jubilee Park.
6. Investigate the addition of a maritime museum to enhance the cultural setting of the Village.
7. Continue support of cultural celebrations including Sea Fest, June Sports, May Day, Art Fest, Alert Bay 360, Music Fest, Canada Day, and other special events.
8. Investigate opportunities to support new community festivals such as a heritage boat festival, celebration of our coastal environment and fishing history, Kwakwaka'wakw cultural festival, or other events consistent with community history and values.
9. Cooperate with the 'Namgis First Nation in the development and operation of a Cormorant Island Learning Centre designed to provide vocational and adult learning opportunities for all Cormorant Island residents.

### 9.2.5 FOOD SECURITY

**Goal:** Support achievement of high levels of food security on Cormorant Island including production and distribution of local plant and animal foods, and maintenance of access to abundant sources of healthy wild foods.

**Objectives:**

1. Support the tradition of backyard food gardening on Cormorant Island.
2. Support the establishment and maintenance of a volunteer-operated community garden on Cormorant Island.
3. Support the establishment of one or more commercial farms on Cormorant Island.
4. Support improved local access to bulk and organic foods on Cormorant Island.
5. Support local access to sources of wild foods located on, and adjacent to, Cormorant Island.
6. Support new and innovative approaches to agriculture and permaculture on Cormorant Island.

**Action Plans:**

1. Support the volunteer development of a written compendium of Cormorant Island gardener's lore, including plant species that thrive on Cormorant Island, best planting and harvesting targets, approaches to soil development and pest control, and related information.
2. Support creation of a comprehensive collection of sources related to gardening, food preservation and storage, planting seasons, and related topics at the Alert Bay Library.
3. Support the volunteer activities of the Cormorant Island Community Garden Society, including on-going development of a Cormorant Island Community Garden.
4. Support the volunteer compilation of a list of bulk and organic food suppliers capable of shipping products to Cormorant Island.
5. Support the volunteer establishment and operation of a Cormorant Island Farmer's Market.
6. Advocate for proposed development projects on or adjacent to Cormorant Island that pose no threat to maintenance of wild food growth and sustainable harvesting.

## **9.3 LAND USES**

### **9.3.1 COMMERCIAL DEVELOPMENT**

**Goal:** To establish a central ‘Marine Heritage Commercial District’ where a wide variety of commercial facilities and services, housing options, and institutional services are maintained in a manner that is both convenient for residents and visitors, and consistent with community history and character.

**Objectives:**

1. Foster economic vitality and versatility, including support of existing businesses.
2. Provide opportunities for development of value-added businesses related to the natural resources sector.
3. Support a mix of commercial development in the Marine Heritage Commercial District, including tourism, retail, accommodation, institutional, food, professional, value-added processing of local natural resources, and related services that are compatible with Village zoning.
4. Support marine-related businesses and activities on the Alert Bay commercial waterfront in a manner and in locations that minimizes impact on the marine development.
5. Require new commercial developments to provide on – or off-site parking adequate to serve customers, delivery vehicles, and residential or visitor accommodation.

**Action Plans:**

1. Designate the waterfront area on Fir Street, Maple Road, Tamarack Road and lower Birch Road between the BC Ferries Terminal and the Alert Bay Fire Department as the ‘Marine Heritage Commercial District.’ (See Map 19)
2. Encourage continued coordinated redevelopment of the ‘Marine Heritage Commercial District.’
3. Seek all possible federal, provincial and other financial support for maintenance and improvement of Village infrastructure.
4. Ensure that the development/redevelopment of ‘Marine Heritage Commercial District’ considers the following core concepts:
  - a. Encourage design preserving the history and integrity of Alert Bay;
  - b. Mixed pedestrian oriented commercial and residential land uses;
  - c. Maximum connectivity between the harbour promenade and the commercial area;
5. Develop a parking policy that sets out levels of parking required for customers, delivery vehicles, and accommodation required for commercial developments.



### 9.3.2 RESIDENTIAL DEVELOPMENT

**Goal:** To support the development of the variety of housing types and densities required to serve the needs of a diverse municipal population.

**Objectives:**

1. Ensure that there is adequate land designated to meet anticipated residential housing demand for the next five to ten years, as required by Provincial Legislation.
2. Maintain lot sizes, structural design height, site services and forms of development that are consistent with the history and integrity of Alert Bay.
3. Support inclusion of upper floor residential development in the Marine Heritage Commercial District.
4. Ensure adequate off-street parking is available for new residential developments.
5. Ensure the provision of a range of housing types, tenures, and densities, which meet the diverse needs of individuals and families of varying income levels and age groups; this includes affordable housing and housing for seniors such as home care, assisted living and supported housing.
6. Allow regulated home-based businesses.
7. Protect community heritage, cultural and archaeological resources.
8. Maintain multi-family and rural residential opportunities.
9. Disallow use of motor homes, tent trailers, campers, fifth wheels, vans, or similar vehicles for accommodation on lots zoned for residential use; Mobile homes will be allowed in the mobile home park zone only.

**Action Plans:**

Residential Development

1. Create and maintain an inventory of all serviced and un-serviced lots for planning purposes.
2. Adopt a Village of Alert Bay Development Cost Charge Bylaw that requires residential developments to contribute to the costs of physical infrastructure services.
3. Permit the following types of development within residential zones:
  - single-family;

- secondary carriage homes of sufficient lot size;
  - secondary suites
  - modular homes;
  - duplex homes;
  - multi-family (three and four family, townhouses, apartments, condominiums);
  - mobile home park (mobile home park zone only).
4. Ensure that higher density developments do not conflict with the ability of owners to use and enjoy residential properties, or alter the village character of the area.
  5. Require all residential developments to have adequate off-street parking, for permitted residential uses including:
    - a. Bed and breakfast with maximum of 3 rooms,
    - b. Home-based business.
  6. Conditional on rezoning, allow small-scale tourism related accommodation such as B&Bs, of up to three bedrooms that do not have restaurant services. The following will be required in considering a rezoning:
    - a. Such activities result in no noise, light, glare, odors, dust or smoke that impact adjacent residences;
    - b. Provision of adequate water and sewerage are demonstrated;
    - c. Adequate off-street parking is provided;
    - d. Adequate screening and buffering is provided;
    - e. The business owner or manager resides on the property.
  7. Require that a public notification process be followed for any proposed multi-family, mobile home or high density development.
  8. Institute building inspection and Bylaw enforcement services to enforce zoning bylaws and the British Columbia Building Code.
  9. Require all residential lots to be connected to community sewer, water and where available, storm drainage services.
  10. Require a minimum 5-meter setback for all residential development, with the exception only of hardship cases where, for example, the long axis of a narrow lot is parallel to street frontage.
  11. A second dwelling unit may be established on lots of sufficient size in accordance with Village bylaws, and provided adequate municipal services and off street parking are available.

#### Multi-family Development

1. Encourage the development of affordable multi-family residential units or mobile parks where appropriate.
2. Encourage the development of affordable special needs, senior, co-housing, non-profit or cooperative housing where appropriate.

3. Allow mixed-density residential uses in areas zoned for comprehensive development.

### 9.3.3 COMPREHENSIVE DEVELOPMENT

**Goal:** To support comprehensive development plan that is consistent with the overall goals, objectives and preserves the historic integrity of the Village of Alert Bay.

**Objectives:**

1. Comprehensive development may include:
  - a. Cluster development;
  - b. Co-housing;
  - c. Other high-density or mixed uses as may be appropriate.
2. Ensure that comprehensive developments are subject to public consultation and do not conflict with the history and integrity of Alert Bay or any adjacent property uses.

### 9.3.4 LIGHT INDUSTRIAL AND MARINE DEVELOPMENT

**Goal:** To encourage suitable light industrial land and marine use activities that broaden the range of economic opportunity within the Village.

**Objectives:**

1. To identify appropriate areas for light industrial development.
2. Support marine-related businesses and activities in selected locations along the Alert Bay commercial waterfront.
3. Ensure that light industrial and marine sites and their uses do not negatively impact adjacent commercial, residential or airport uses.
4. Encourage new light industrial developments or redevelopment to take place in a manner and in locations that minimizes impact on the marine environment.
5. Require a high quality of site design including landscaping and visual buffers from non-industrial uses.
6. Ensure adequate off-street parking for customers and delivery vehicles accessing light industrial developments.

**Action Plans:**

1. Explore the opportunity to develop a light industrial park in the vicinity of the Village of Alert Bay Public Works Yard.
2. Support continued use of the Alert Bay Small Boat Harbour and the Municipal Wharf for commercial and marine uses.
3. Adopt a Village of Alert Bay Development Cost Charge Bylaw that requires new light industrial developments to contribute to costs of physical infrastructure services.
4. Maintain sufficient opportunities on foreshore areas for future marine-related business activities.

**9.3.5 PARKS, RECREATION AND PROTECTED AREAS**

**Goal:** To provide a diverse range of areas for recreational and cultural opportunities for the enjoyment of residents and visitors.

**Objectives:**

1. Retain and enhance existing parks for recreational opportunities including walking, wildlife viewing, biking, camping, dog walking, nature interpretation, and other related uses.
2. Restore and protect natural ecosystems in parks and protected areas.
3. Retain areas of the foreshore for public access and use.
4. Preserve and develop areas for active recreational and cultural activities in collaboration with the 'Namgis First Nation and the Regional District of Mount Waddington.
5. Provide opportunities for residents and visitors to learn about the natural and cultural environments on Cormorant Island through provision of visitor information services, interpretive maps, brochures and signage, as well as relevant activities focused on the outdoors and culture.

**Action Plans:**

1. Prepare a plan for conservation, parkland and open space within the Village.
2. Develop an open space network consisting of:
  - a. Neighbourhood parks (with minor facilities);
  - b. Community parks (with extensive facilities);
  - c. Nature Parks (with or without trails);
  - d. Linear Parks (walkways and bikeways);

- e. Greenbelts;
  - f. Coastal Riparian Area Development Permit Area;
  - g. Conservation areas.
3. Connect the above elements with the Marine Heritage Commercial District and the waterfront to form an integrated open space system.
  4. Explore the opportunity to include a parkland acquisition through Village of Alert Bay bylaws.
  5. Continue development of a waterfront boardwalk/sidewalk/public square network beginning at the BC Ferries terminal and concluding at the Nimpkish Hotel area.
  6. Maintain and improve the existing trail network within the Village, including within Alert Bay Ecological Park and the John Anderson Memorial Big Tree Loop.
  7. Continue the systematic development of recreational amenities on Cormorant Island in consultation with the 'Namgis First Nation, Northern Vancouver Island School District #85, private enterprise, and community members.
  8. Continue to promote the development of community performing arts facilities and programs.
  9. Support further development of expanded museum and archive facilities that will preserve and interpret the rich history of the Village of Alert Bay and Cormorant Island and compliment the U'mista Cultural Centre.
  10. Promote the inventory and preservation of archaeological and heritage sites in the Village.

## 9.4 PHYSICAL INFRASTRUCTURE

### 9.4.1 WATER UTILITY

**Goal:** To provide an efficient, high quality water system and associated infrastructure required to meet present and future community needs.

**Objectives:**

1. Maintain and protect the community groundwater supply and ensure that future residents of Cormorant Island have an adequate supply of potable water.
2. Maintain water supply quality by protecting groundwater sources from contamination.
3. Promote responsible use and conservation of community water supply.

4. Develop policies that take into consideration the possible impact of climate change on the community water supply.

**Action Plans:**

1. To create and maintain accurate records of all water mains, lateral lines, easements, hook ups and shut offs.
2. Continue to cooperate with the 'N̓amgis First Nation to ensure adequate water supply and quality for both communities.
3. Investigate the merits of an expanded metered water service as a conservation measure.
4. Continue to protect the wellhead water source from contamination.
5. Encourage and promote the use of the water conservation devices in new construction and renovations.
6. Examine the benefits of establishing Development Cost Charges to assist in funding water improvements through new developments.

#### **9.4.2 STORM WATER MANAGEMENT**

**Goal:** To maintain a safe and efficient storm-water management system for the diversion, collection and disposal of storm water.

**Objectives:**

1. Maintain all major open-channels, culverts, and underground components of the existing storm-water management system to a high standard.
2. Work to separate all sources of storm-water from the sewage collection system.
3. Secure statutory rights-of-way for any existing and additions of storm drainage areas to ensure access for maintenance and provide for the upgrading of existing drainage courses.

**Action Plans**

1. Create and maintain an accurate digital map of all storm-water infrastructure.
2. Investigate opportunities to extend the existing storm-water collection system to offer higher levels of protection to outlying areas of the community.

3. Ensure that all additions to the storm-water system are designed based on best management practices as recommended by the BC Ministry of Environment, Lands and Parks in *Urban Runoff Quality Control Guidelines for B.C.*
4. Manage the impact of all storm water runoff on the natural and built environment.
5. Require installation of adequate drainage and storm water management in any new developments.
6. Require separation of storm-water from sewage collection systems in any new developments.
7. Examine the benefits of establishing Development Cost Charges to assist in funding drainage improvements through new developments.

### 9.4.3 SEWER UTILITY

**Goal:** To maintain safe and cost efficient provision of wastewater collection infrastructure services to meet present and future community needs.

**Objectives:**

1. Maintain a positive contractual relationship with the 'Namgis First Nation for the provision of wastewater treatment services.
2. Maintain community wastewater collection and sewage treatment facilities to a safe, efficient and environmentally sustainable standard.
3. Develop a policy that sets out a process by which design, construction management, and material costs associated with replacement of lateral sewer lines located on private property will be apportioned.
4. Acquisition of rights-of-way or easements for all lateral sewer lines that connect with the main sewage collection system.
5. Require developers to pay for the sewer utility servicing costs associated with new development through the use of development cost charges or other means as may be developed.
6. Develop policies that take into consideration the potential impact of global warming on the community sewage collection system.

**Action Plans:**

1. To create and maintain an accurate digital map of all sewer mains, lateral lines, easements,

manholes, clean-outs, lift pumps, hook ups.

2. Continue to maintain cost-sharing agreements with the 'Namgis First Nation for the treatment of liquid waste collected in the sewerage collection system.
3. Adopt a Development Cost Charge Bylaw that will allow new development to support the cost of extending the sewage system by developers.
4. Identify and correct present levels of infiltration and inflow to increase efficiency wastewater treatment facilities.
5. Restrict development to areas where municipal services and facilities are available, unless such services and facilities are provided by the developer at no cost or on a cost-shared basis as per Village policy.
6. Establish rights-of-way or easements for existing sewer lines traversing private property and require rights-of-way in new developments where sewer lines traverse private property.
7. Encourage installation of approved water saving and conservation devices that improve the efficiency of the sewage treatment facility.
8. Engage in public education regarding sound environmental practices relating to the sewer system.

#### **9.4.4 SOLID, SPECIAL AND HAZARDOUS WASTE DISPOSAL, TREATMENT AND RECYCLING**

**Goal:**

1. Comprehensive, safe, efficient and affordable collection and transfer of solid waste, special and hazardous wastes, and recycled materials on and from Cormorant Island.
3. Remediation and monitoring former land fill sites within the municipality.
3. Promotion of the identification, remediation and monitoring of all sites polluted with hydrocarbons or other hazardous substances.

**Objectives:**

1. Continue to provide comprehensive, safe and affordable solid waste disposal through transfer of all solid, special and appropriate hazardous wastes to an approved facility.
2. Monitor expansion and operation of the 7 Mile Landfill Site operated by the Mount Waddington Regional District to ensure that the facility continues to provide a safe and cost-efficient



destination for Cormorant Island waste and recycling streams.

3. Closure and monitoring of the former site of the Alert Bay Land Fill.
4. Identify cost-effective strategies to deal with recyclable materials that are being transferred to the 7 Mile Landfill operated by the Mount Waddington Regional District, such as the Multi Material BC Program.
5. Maximize public awareness of recycling potential and practice by promoting reduction, reuse and recycling that promote waste recycling measures to reduce demand for garbage disposal.

**Action Plans:**

1. Regular mail out of a brochure that describes the list of materials that can, and cannot, be recycled.
2. Maintain free annual 'spring cleanup' of non-construction materials.
3. Continue to maintain cost-sharing agreements for solid waste collection and recycling pickup with the 'Nqmgis First Nation.
4. Prohibit dumping of waste along roadsides, on vacant lands, on the foreshore and in the ocean.
5. Map all locations where past and present hydrocarbon and PCB pollution is known to exist, including details of remediation projects that have been completed and approved by provincial authorities.
6. Promote strategies to implement individual and community composting strategies.
7. Development and implementation of a closure and monitoring plan for the former site of the Alert Bay Landfill.

**9.4.5 TRANSPORTATION**

**9.4.5.1 ROADS, SIDEWALKS, BOARDWALKS AND STAIRWAYS**

**Goal:** To develop safe and efficient vehicle and pedestrian transportation systems for the movement of people and goods within the Village.

**Objectives:**

1. Ensure that roads, sidewalks, boardwalks and stairways are maintained in a safe and cost-

effective manner.

2. Consider the potential impacts of climate change on road infrastructure planning and development.
3. Ensure safe and efficient motor vehicle, bicycle and pedestrian access to all residential, commercial and industrial areas.

**Action Plans:**

1. Identify a hierarchical network of arterial, collector, laneway, and other motor vehicle transportation routes.
2. Develop a strategy for the systematic maintenance of all transportation infrastructure.
3. Develop and maintain a comprehensive and safe network of pedestrian and bicycle routes along existing and future roads.
4. Work with the BC Ministry of Transportation, the 'Namgis First Nation and BC Ferries to improve safety for drivers, bicyclists and pedestrians at access points such as the BC Ferries terminal and on roads connecting 'Yális, the Anglican Church Lands, Sandyville and the Village of Alert Bay.
5. Expand the waterfront boardwalk in accordance with the 2001 Downtown Revitalization Plan.
6. Encourage the provision of bicycle racks at strategic locations to encourage bicycle transportation.
7. Maintain pedestrian connections between the Marine Heritage Commercial District and the residential areas of the Village.
8. Ensure that safe pedestrian, cycle, and vehicle access is provided for in the design and modification of new streets, sidewalks, and pathways.
9. Maintain vehicle speed limits that allow for the safe and efficient circulation of vehicle traffic.

10. Maintain an integrated system of road signage that contributes to the safe use of transportation infrastructure.
  
11. Examine the benefits of establishing Development Cost Charges to assist in funding road improvements through new developments.

#### **9.4.5.2 PUBLIC TRANSPORTATION**

**Goal:** To establish and maintain safe, efficient and environmentally sustainable public transportation system on Cormorant Island.

**Objectives:**

1. Develop a Cormorant Island public transportation plan jointly with the ‘Namgis First Nation.

**Action Plans:**

2. Pursue feasibility study funding for the development of a Cormorant Island public transportation plan.
  
3. Lobby the RDMW to have implementation of the public transportation plan for Cormorant Island supported by the regional public transportation tax levy.
  
4. Ensure coordinated and efficient linkages between the Cormorant Island public transportation system, the regional public transportation systems on Vancouver Island and the marine public transportation system.

#### **9.4.5.3 MARINE PUBLIC TRANSPORTATION**

**Goal:** Maintain a safe, efficient, environmentally sensitive, and affordable public marine links between Cormorant Island and Vancouver Island.

**Objectives:**

1. Maintain a positive working relationship with BC Ferries.

2. Explore alternative approaches and partnerships for public marine transportation between Cormorant Island, Malcolm Island, Telegraph Cove and other points on Vancouver Island.
3. Support maintenance of a range of marine transportation options for vehicle and pedestrian traffic.

**Action Plans:**

1. Maintain active participation on the Tri-island Ferry Advisory Committee.
2. Actively lobby federal, provincial and regional governments and BC Ferries for the equitable and affordable provision of public marine transportation services for the residents of Cormorant Island.
3. Actively lobby the provincial government to incorporate the BC Ferry system into the publicly supported BC provincial highways network.

#### 9.4.5.4 HJ PICKUP AIRPORT

**Goal:** To maintain the HJ Pickup airport as a safe, efficient and environmentally sustainable air transportation facility, as funding allows.

**Objectives:**

1. Promote the Airport as an important element of the regional air transportation network on northern Vancouver Island and the Broughton Archipelago.
2. Ensure airport use and development plans are sensitive to potential impacts on the environment and residents of Cormorant Island.
3. Improve the financial viability of the Airport by exploring the use of land surplus to the needs of the Airport for other economic development or community purposes.

**Action Plans:**

1. Actively promote the airport as a means of access onto the island through the Village website, tourism brochures and other appropriate media.
2. Develop a plan for increased use of the Airport and adjacent lands, including opportunities for the improvement of facilities, aesthetics, marketing and customer services.

3. Maintain the existing asset for use for the future.
4. Look into programs which will allow the Village to add lighting and/or GPS guidance systems.
5. Discourage all pedestrian traffic on the runway.

#### 9.4.5.5 TRAILS

**Goal:** To maintain and enhance the existing trail network in an environmentally sustainable manner in the Village for pedestrian and bicycle recreational use.

**Objectives:**

1. Develop a long-term plan for the improvement and marketing of the trail network in the Village.
2. Engage in cooperative planning and management of the trail network on Cormorant Island with the 'Namgis First Nation.
3. Maintain an updated map of the trail network within the Village and on Cormorant Island.
4. Encourage, facilitate and support maintenance of the trail network by volunteers.
5. Harmonize uses of the trail network among pedestrians, cyclists and dog-walkers.
6. Maintain prohibition of motorized vehicles on all trails.

**Action Plans:**

1. Explore funding opportunities for trail improvement, expansion and maintenance.
2. Reopen the trail on Elm Road between Fir St. and Larch St.
3. Explore the opportunity to build a loop trail on the seawall between Elm Road and Poplar Road.
4. Maintain and improve signage and interpretive materials on the trail network in the Village and on Cormorant Island.

### 9.4.6 SEAWALL

**Goal:** To maintain, and expand as funding allows, existing seawall infrastructure for the protection of people, property and infrastructure.

**Objectives:**

1. Develop a comprehensive plan for the inspection, maintenance and upgrade of seawall infrastructure, including consideration of:
  - a) the potential impacts of global warming;
  - b) new and alternative approaches to reinforce and protect the seawall;
  - c) minimizing marine environmental impacts.
  
2. Develop an integrated seawall infrastructure development strategy with the 'Nan̓gis First Nation.

**Action Plans:**

1. Develop and implement strategies to prevent damage by human and natural forces to the seawall.
  
2. Integrate the seawall into other infrastructure planning and use, such as the development of sidewalks.

### 9.4.7 MARINE

**Goal:** To maintain and enhance sustainable marine infrastructure to support public, commercial and recreational activities at a level required to maintain a viable growing island community.

**Objective:**

1. Maintain and enhance core marine service infrastructure, including the Municipal Wharf, Alert Bay Small Craft Harbour facility, seaplane base, and the Fir Street Boat Launch in a safe and accessible manner.
  
2. Consider the potential impacts of global warming in marine infrastructure planning and development.
  
3. Support 'Nan̓gis First Nation plans to enhance marine infrastructure servicing on Cormorant Island including barge landing facility.
  
4. Encourage private development of sustainable marine infrastructure in the Marine Heritage Commercial area.

**Action Plans:**

1. Develop a new marine services centre at the Alert Bay Boat Harbour.
2. Support 'N̓amgis plans to redevelop the 'Old Breakwater' as a location for expanded recreational vessel moorage, marine fuel sales, and related marine tourism activities.
3. Maintain a marine infrastructure that meets necessary physical and security standards for pocket cruise ship and other marine tourism uses.
4. Develop and implement a management plan for the use of municipal marine infrastructure, including marketing and investigation of opportunities for increased pocket cruise ship tourism activity.
5. Investigate possible locations for additional parking for boat trailers to meet future increased use.
6. Maintain seaplane float and overnight aircraft moorage.

## **9.5 PUBLIC SAFETY**

### **9.5.1 FIRE PROTECTION SERVICES**

**Goal:** Provide and maintain the fire protection services required to protect residents, visitors, businesses, institutions, property and forest lands on Cormorant Island.

**Objectives:**

1. Support safe, efficient and affordable fire protection services for all residents of Cormorant Island by a well trained and equipped volunteer fire department.
2. Cooperate with the 'N̓amgis First Nation in the provision of volunteer fire protection services on Cormorant Island.

**Action Plans:**

1. Actively encourage high levels of volunteer participation in the operation of the Alert Bay Volunteer Fire Department.
2. Maintain a good working relationship with the 'N̓amgis First Nation in the support of a unified volunteer fire department.
3. Actively support recurrent training of volunteer firefighters.

4. Actively seek funding for the maintenance and upgrading of equipment and facilities.
5. Develop business plan for equipment, staff and services.

### 9.5.2 AMBULANCE SERVICES

**Goal:** To support the provision and maintenance of ambulance and first responder services that are required to protect residents and visitors on Cormorant Island.

**Objectives:**

1. Maintain a positive working relationship with B.C. Ambulance Services (BCAS) in the provision of a safe and efficient ambulance and first responder service by well trained and fairly paid volunteers and staff.
2. Continue to work with the 'Namgis First Nation to identify the needs of all Cormorant Island residents in the provision of ambulance and first responder services.

**Action Plans:**

1. Actively lobby BCAS together with 'Namgis First Nation for the provision of financial and other incentives that are necessary to maintain a fully staffed ambulance and first responder service on Cormorant Island.
2. Actively support initial and refresher training for volunteers.
3. Maintain a regular, formalized liaison between the Village Council and the BCAS Unit Chief.

### 9.5.3 POLICE SERVICES

**Goal:** To support the provision and maintenance of high-quality, community-based policing services by the RCMP on Cormorant Island.

**Objectives:**

1. Support the maintenance of a minimum of four community-based police constables on Cormorant Island.



2. Support the Cormorant Island Detachment as the protective services provider for the Broughton Archipelago Region/Mainland region.

**Action Plans:**

1. Actively lobby the RCMP to maintain a staffing level of four or more constables to ensure a continuous and uninterrupted policing service.
2. Actively lobby the RCMP to allow members to serve a term of longer than the presently mandated two years.
3. Support community-based measures designed to reduce the incidence of crime.
4. Assist the RCMP in the pursuit of their lawful duties.
5. Work closely with the RCMP and the 'Namgis First Nation to reduce and eliminate drugs and alcohol abuse on Cormorant Island.
6. Maintain a regular, formalized liaison between the Village Council and the RCMP, such as the Community Justice Program.

#### 9.5.4 EMERGENCY PREPAREDNESS

**Goal:** To maintain an appropriate level of emergency preparedness on Cormorant Island.

**Objectives:**

1. Maintain the Cormorant Island Emergency Preparedness Plan for preparing for all emergencies that may arise on Cormorant Island.
2. Ensure the existence of sufficient quantities of emergency supplies.
3. Coordinate the Cormorant Island Emergency Preparedness Plan with other emergency preparedness plans on Northern Vancouver Island.
4. Recognize and plan for potential flooding due to Tsunami events.

**Action Plans:**

1. Review the Cormorant Island Emergency Preparedness Plan on a regular basis to ensure it remains current with new technology and changing circumstances.

2. Continue to work with the 'Namgis is First Nation in the maintenance and development of the Cormorant Island Emergency Preparedness Plan.
3. Ensure the continued presence of a Cormorant Island Emergency Preparedness Plan Coordinator at all times.
4. Inventory and review emergency preparedness equipment annually.
5. Continue to liaise with the RDMW and other Northern Vancouver Island jurisdictions to ensure cohesiveness with the Emergency Preparedness Plan and a mutual accessibility to resources as necessary.
6. Support the scheduling of table-top exercises regularly to ensure all responsible officials and decision makers are familiar with their roles and responsibilities.
7. Develop emergency preparedness plans that describe how the Village of Alert Bay will respond in the event of emergencies associated events such as landslides.
8. Map areas identified by BC Provincial Emergency Preparedness as potentially being subject to flooding due to Tsunami's as the Tsunami Planning Area.
9. Locate emergency evacuation routes, reception centres or Emergency Operation centres away from Tsunami Planning Areas.

### 9.5.5 MARINE SEARCH AND RESCUE

**Goal:** The provision of safe and efficient marine search and rescue services.

**Objective:**

1. Support the maintenance of an active, community-based marine search and rescue service on Cormorant Island.

**Action Plans:**

1. Support the continued operation of a Canadian Coast Guard Auxiliary Unit serving Cormorant Island.

## 9.6 SOCIAL INFRASTRUCTURE

### 9.6.1 VILLAGE INSTITUTIONAL SERVICES

**Goal:** To provide a variety of public institutional facilities and services that maintain and enhance the quality of life of the Village of Alert Bay.

**Objective:**

1. Maintain and enhance existing institutional facilities and services including, but not limited to, the Village offices, Visitor Centre, Community Hall and parks.

**Action Plans:**

1. Provide the resources within the financial means of taxpayers to support and improve Village institutional facilities and services.
2. Actively seek external sources of funding to support and improve social facilities and services available on Cormorant Island.
3. Continue to work with the 'Namgis First Nation to provide recreational, institutional and other social services that enhance the quality of life for the residents of Cormorant Island.

### 9.6.2 VILLAGE HOUSING POLICY

**Goal:** To facilitate affordable permanent housing for all Cormorant Island residents.

**Objectives:**

1. To promote affordable housing options for all residents.
2. To promote age-friendly housing options and an expansion of seniors' housing, including more independent and supportive housing for seniors.
3. To promote the opportunity for special housing options.

**Action Plan:**

1. Make allocations for an increase in multi-family dwellings in accordance with zoning designations.
2. Continue to allow secondary suites in residential neighbourhoods.

3. Encourage Multiple Family Residential developments encouraged that include affordable housing components.
4. Support housing opportunities that enhance the ability of seniors to 'age in place'.

## 9.7 CONSULTATION, OUTREACH AND VOLUNTEERISM

### 9.7.1 CONSULTATION

**Goal:** To support active public participation in all planning and community development processes undertaken within the Village of Alert Bay.

**Objectives:**

1. Actively work to increase the level or participation of Village residents in all aspects of Village governance.
2. Strengthen pathways of communication between the Village Council, staff, residents and the 'Nanmgis First Nation.

**Action Plans:**

1. Promote a regular flow of information to the public via newsletters, municipal and other websites, public meetings, mail outs, public notices, and other means of communication as may be appropriate.
2. Maintain regular distribution of a newsletter/information sheet from the Mayor and Council to Cormorant Island residents.
3. Maintain, as appropriate, committees and advisory groups, including promotion of the involvements of youth and seniors in municipal committees and commissions.
4. Encourage community awareness and participation in events that promote social and environmental health.
5. As appropriate, and in addition to statutory public hearings, hold public information sessions to seek input on major long-term decisions proposed by Council that affect Village residents.
6. Promote conservation and provide regular information regarding environmental practices including tracking of sewage flows, solid waste collection levels, recycling by type and amount,

water consumption by volume, and other measures as may be appropriate.

7. Consider the benefits of adopting a Development Approval Information Bylaw as a means to increase public information regarding proposed developments.

### 9.7.2 OUTREACH

**Goal:** To maintain positive working relationships with other governments, government agencies, non-governmental organizations and the academic community.

**Objectives:**

1. Maintain relationships with agencies, institutions and organizations that assist the Village to maintain awareness of all forms of available support for the maintenance and enhancement of high quality infrastructure and services.
2. Secure funding required to develop and maintain high quality community infrastructure and services.
3. Further enhance the positive working relationship with the 'Nagmgi First Nation.

**Action Plans:**

1. Lobby federal, provincial and municipal governments and organizations for funding and development opportunities for the Village of Alert Bay and Cormorant Island.
2. Support the Alert Bay Accord.

### 9.7.3 VOLUNTEERISM

**Goal.** To acknowledge and encourage growth of the spirit of volunteerism that serves all aspects of community life in the Village of Alert Bay.

**Objective:**

1. Harness the services of members of the public to donate resources towards activities outside the mandate of the Village of Alert Bay or beyond its financial resources.

**Action Plans:**

- 1 Invite the public to participate in activities beneficial to the community as a whole including, but not limited to, volunteer committees struck by the Village of Alert Bay.
- 2 Invite the public to organize and participate in specific social, community and other events.
- 3 At least annually officially recognize volunteers for their contributions.

**10. LAND USE ZONES**

The following land use planning zones, as depicted on Map 17, will be adopted to identify the type, scale and intensity of development that will be encouraged within the area under jurisdiction of Village of Alert Bay. Zoning categories have been created that both harmonize with zoning categories adopted in past Official Community Plans, and that reflect the needs of a community that is broadening the range of opportunities it provides to its current and future residents.

**Marine Heritage Commercial (MHC)**

This area includes the existing Marine Heritage Commercial District. General types of uses include: tourist accommodation, retail, personal and professional services, offices, restaurants, entertainment, cultural establishments and single or multiple family residential development above street level.

**Tourist Commercial (TC)**

This area accommodates tourist commercial uses including motels and spas that are outside of the Marine Heritage Commercial area.

**Comprehensive Development (CD)**

A Comprehensive Development zone provides for the development or redevelopment of a larger site allowing a variety of land uses and development approaches as part of a comprehensive development plan. This form of zoning enables a municipality to negotiate detailed guidelines and specifications for all aspects of a development in an integrated manner. Options for development in this zone may include compact housing, cluster housing, co-housing or related forms of development.

**Institutional (INST)**

This designation is for all existing and future public and private institutional facilities such as Schools (S), Government (G), Parks (P) and Heritage (H).

**Light Industrial (IND)**

This area is to accommodate service or light industrial uses including warehouses, fuel stations, work yards, vehicle and equipment repairs and light manufacturing.

**Residential (RES)**

This area accommodates uses including single-family dwellings, duplexes, bed and breakfast establishments with no more than 3 units, and ancillary structures.

**Rural Residential (RR)**

This area accommodates all uses is a RES zone, with the addition of allowing specified farm animals.

**Rural Residential/Detached Dwelling (RRDD)**

This area accommodates all uses in a RR zone, with the addition of allowing the option to construct a second detached dwelling of no more than 450 square meters in size instead of a duplex.

**Multi-Family Residential Zone (MFR)**

This area includes all uses allowed in a RES zone, with the addition of allowing duplexes, triplexes, townhouses, apartments, condominiums, seniors housing, assisted-living complex, garden apartments and apartment blocks.

**Mobile Home Park Residential Zone (MHR)**

This area accommodates mobile home parks.

**Foreshore Reserve (FSR)**

This area includes foreshore areas that are reserved for public access to the ocean.

## 11. DEVELOPMENT PERMIT AREAS

The Local Government Act (Section 919.1) provides that the Village of Alert Bay Official Community Plan may designate development permit areas for one or more of the following purposes:

- (a) protection of the natural environment, its ecosystems and biological diversity;
- (b) protection of development from hazardous conditions;
- (c) protection of farming;
- (d) revitalization of an area in which a commercial use is permitted;
- (e) establishment of objectives for the form and character of intensive residential development;

(f) establishment of objectives for the form and character of commercial, industrial or multifamily residential development.

The Local Government Act (Section 919.4) provides that if the Village of Alert Bay Official Community Plan designates areas under subsection (1), the plan or a zoning bylaw may, with respect to those areas, specify conditions under which a development permit under section 920 (1) would not be required.

The four Development Permit Areas established in this Plan have been designated in accordance with the Schedule “C”, Development Permit Area Maps 20, 21 and 22 and are complemented by the development guidelines listed below:

1. A Development Permit will not be required for the addition or alteration of a principal building, provided that:
  - a. The value of the proposed construction is less than \$30,000; and
  - b. The proposed construction is located within an interior side or rear yard.
2. A Development Permit will not be required for the construction of a single-family dwelling unit within a single-family residential area, with the exception of proposed residential development in the Natural Hazard Development Permit Area.
3. A Development Permit will not be required for the construction of an accessory building or structure provided that:
  - a. The value of the proposed construction is less than \$30,000; and
  - b. The proposed construction is located within an interior side or yard.
4. A Development Permit will not be required for the construction or alteration of signs and canopies that conform to the relevant Development Permit Area Guidelines.

## **11.2 DEVELOPMENT PERMIT AREA #1 – MARINE HERITAGE COMMERCIAL DISTRICT**

**Category:** Revitalization of an area in which commercial use is permitted, and the establishment of general objectives for the form and character of commercial, industrial or multifamily residential development.

**Justification:**

To ensure the coordinated development of a “focal point” for increased economic and community activity along the harbour. This Marine Heritage Commercial District may be used for commercial development, marine commercial development, pedestrian oriented commercial uses, community uses and residential uses. In order for the area to develop as a visual focal point, structures and surrounding streetscape in



this area should reflect the early 20<sup>th</sup> century heritage character of the Village of Alert Bay where feasible.

### **Geographic Area:**

This area includes foreshore lots and both sides of Fir Street from the ferry terminal to the Fire Hall, and also both sides Maple Road, Tamarack Road, and lower Birch Road. See Map 20.

The following general guidelines for Development Permit Areas 1 & 2 are intended to be supplemented with further details from the 2001 Downtown Revitalization Plan. These guidelines provide examples of how a visually pleasing theme and focal point may be achieved, however it is understood that this will not always be possible.

### **Guidelines:**

1. Buildings should reflect a high quality design theme of 'West Coast contemporary' or 'BC heritage coastal community' architectural styles. Developers should strive to provide a style of design that is consistent with the majority of structures existing in the Marine Heritage Commercial District and maintain the early 20<sup>th</sup> century history of Alert Bay. Photographs of these types of structures are available for view at the Alert Bay Library and Museum. These themes may be further represented by exterior colour, siding, and roofing choices as in the 2001 Downtown Revitalization Plan.
2. Peaked/gabled roofs or flat roofs fronted by false fronts are encouraged. Entrances and doorways should be recessed or otherwise designed to provide visual relief and protection from the inclement weather.
3. Buildings may feature elements including horizontal wood clapboard or shingle siding, dormer windows, windows with mullions and wide trim boards, corner fascia, and related architectural elements.
4. Buildings should be designed to avoid presenting an overly massive structure using rooflines, depth, and landscaping to break up their bulk and soften their appearance.
5. Design for new or expanded structures shall take into consideration the set-back and scale of neighbouring structures.
6. The use of wood, metal or canvas awnings, overhangs and canopies are encouraged on all buildings for weather protection.
7. Exterior finishes that emphasize the use of wood are strongly encouraged.
8. New development shall provide adequate front setback for pedestrian walkways. Where required, easements or agreements for maintaining pedestrian walkways should be negotiated with the Village of Alert Bay.

9. Adequate Off-street parking should be made available in new developments where practicable.
  10. Signage should complement the heritage architecture of the development of the early 20<sup>th</sup> Century era of Alert Bay history.
  11. Open areas not covered by buildings, pedestrian access ways or vehicular access ways should be landscaped.
  12. Where relevant, vegetation should be used to border off-street parking and service areas and generally enhance the appearance of the Marine Heritage Commercial District. Pedestrian walkways, parking areas and the waterfront should be landscaped.
1. A design approval process will be instituted by the Village of Alert Bay with the developer/builder to review compliance with the above guidelines or reasons for non-compliance.

### **11.3 DEVELOPMENT PERMIT AREA #2 - MARINE HERITAGE RESIDENTIAL DISTRICT**

**Category:** Establishment of general objectives for the form and character of intensive residential development.

**Justification:**

Encourage retention of the existing heritage character of this residential area through complimentary architectural design.

**Geographic location:**

This area includes the upland side of Fir Street between the Alert Bay Fire Hall and the end of Fir Street on the eastern tip of Cormorant Island. See Map 20.

**Guidelines:**

2. Buildings should reflect a high quality design theme of 'West Coast contemporary' or 'BC heritage coastal community' architectural styles. Developers should strive to provide a style of design that is consistent with the majority of structures existing in the Marine Heritage Commercial District and maintain the early 20<sup>th</sup> century history of Alert Bay. Photographs of these types of structures are available for view at the Alert Bay Library and Museum. These themes may be further represented by exterior colour, siding, and roofing choices as in the 2001 Downtown Revitalization Plan.

3. New buildings should feature peaked roofs. Entrances and doorways should be recessed or otherwise designed to provide visual relief and protection from the inclement weather.
4. Buildings may feature elements including horizontal wood clapboard or shingle siding, dormer windows, windows with mullions and wide trim boards, corner fascia, and related architectural elements.
5. Buildings should be designed to avoid presenting an overly massive structure using rooflines, depth, and landscaping to break up their bulk and soften their appearance.
6. Mobile homes are not permitted in the Marine Heritage Residential District.
7. Exterior finishes that emphasize the use of wood are strongly encouraged.
8. A design approval process will be instituted by the Village of Alert Bay with the developer/builder to review compliance with the above guidelines or reasons for non-compliance.

#### **11.4 DEVELOPMENT PERMIT AREA #3 ENVIRONMENTALLY SENSITIVE AREAS**

**Category:** Protection of the natural environment, its ecosystem and biological diversity.

**Justification:** The justification for this Development Permit Area is the protection of environmentally sensitive ecosystems and habitats is essential to maintaining and enhancing environmental quality of life in the Village. Environmentally sensitive areas and ecosystems may include watercourses, older forests, red- and blue-list plant communities, riparian areas, coastal riparian areas, habitat and nest trees for eagles and herons, terrestrial wildlife habitat and travel corridors.

**Geographic location:**

These areas are identified on Map 21.

**Guidelines:**

1. Environmentally sensitive area (ESA) boundaries are not all scientifically ground-truthed and will be amended from time to time, as more accurate information and ESA or Sensitive Ecosystems Inventory mapping becomes available.
2. The Village supports the guidelines contained in the Ministry of Environment's publication *Environmental Best Management Practices for Urban and Rural Land Development in British Columbia*.

3. When new development or subdivision is proposed on sites larger than 2 hectares in size, a detailed environmental and habitat investigation and analysis will be required.
4. The Village will encourage, wherever possible, public ownership or covenants on the title of lands that are deemed to be environmentally sensitive.
5. Subject to its jurisdictional limitations, the Village will require that all public and private development activities, subdivisions and rezoning applications – including road crossings, utility rights-of-way and trails – be planned and implemented in a manner that will not adversely affect or disturb environmentally sensitive areas.
6. The Village encourages the preservation of natural topography and as much existing vegetation and trees within new development projects as practicable, while also addressing fire hazard issues.
7. The Village encourages best practices of land and water stewardship, including the recognition and retention of habitat and sensitive ecosystems, the provision of natural buffers to protect these areas, and the restoration and repair of damaged areas.
8. If the Village does not have sufficient expertise to assess the scope and recommendations of background reports submitted by a development applicant, the Village may require the applicant to pay costs of acquiring adequate resources, on a contract basis, to assist in development of terms of reference for required studies, and to provide an assessment of the reports.
9. The protection of these lands may require registration of a conservation covenant or a no-building requirement in areas designated as ESAs.

## 11.5 DEVELOPMENT PERMIT AREA #4 – NATURAL HAZARD AREAS

**Category:** Protection of development from hazardous conditions.

**Justification:** The justification for this Development Permit Area (DPA) is that steep or unstable slopes constitute high-risk areas for erosion and slippage. Potentially hazardous conditions on steep slopes may be avoided if adequate tree cover is retained and surface runoff is minimized. In order to ensure that potentially hazardous conditions are avoided and that the integrity of slopes is maintained, alteration of lands designated as hazardous must be regulated.

**Geographical location:**

These areas are identified on Map 22.

**Guidelines:**

1. Development permits will be required for these areas for activities including construction, subdivision, land clearing, land grubbing, soil removal, soil deposit, and tree removal.

2. Where possible, development or alteration of any portion of any property within a Natural Hazard Area should plan to avoid intrusion into the Hazardous Areas Development Permit Area or to minimize the impact of any activity in these areas.
3. Development permits for steep slopes will be required on identified potentially, unstable slopes, of 30% or greater with a vertical height of more than four (4) meters.
4. Development permits related to tsunami hazard are required in upland areas located between the high tide line, a horizontal distance of 30 metres from the natural boundary of the sea and an elevation of four (4) metres above the natural boundary of the sea.
5. Prior to any development or alteration of land within DPA 4 areas on steeper than 30% slopes, a development permit application must be filed that includes an assessment by a qualified professional addressing the following:
  - a. Identifying any hazards which may affect the safe development of the land including but not limited to:
    - i. flooding
    - ii. tsunami
    - iii. subsidence
    - iv. ground water flows
    - v. land slip
    - vi. mud flows
    - vii. earthquake
    - viii. erosion
    - ix. avalanche
  - b. Providing recommendations to reduce the risk of damage to the land, buildings, and the Village works and services in regards to:
    - i. Identifying any part of the development or works and services which require inspection by specialized personnel and outline a recommended inspection program during the development of the land;
    - ii. Further geotechnical investigations and reports;
    - iii. Restricting the use of the land, buildings, or the works and services;
    - iv. Remedying of any unstable or potentially unsuitable soils;
    - v. Providing further reports during the maintenance period.
  - c. Evaluate the development plans for the property using the relevant Village of Alert Bay Zoning Bylaw, the Environmentally Sensitive Area (ESA) and Natural Hazard Area (NHA) designations, and the Development Permit guidelines of the Official Community Plan to determine the suitability of the land to accommodate the use intended.
  - d. Establish a safe setback line from any watercourses, steep slopes or hazard areas to protect the land, buildings and inhabitants from the risk of injury or damage that may, in the opinion of the Engineer, be caused by the hazards of flooding, erosion, land slip, rock fall, subsidence, earthquake, mud flows, or any combination thereof. The recommended setback cannot be less than the minimum setback requirements established by the Municipal zoning bylaws.
  - e. Quantify the risks of a geotechnical failure or any substantial hazard.
  - f. Certify “the land is safe for the use intended.”
  - g. The Engineer’s recommendations and the conclusions of the Report must:
    - i. Acknowledge that the Village and its Approving Officer may rely upon the Report when making a decision on applications for the subdivision or development of the land;

- ii. Certify the land is safe for use intended with a risk probability of a geotechnical failure or another substantial hazard resulting in property damage of less than ten percent (10%) in fifty (50) years;
  - iii. Identify any deficiency in the design of the buildings, the proposed water, sewer, drainage, access and road works (the “Works and Services”) or the construction standards intended for the development;
  - iv. Prescribe the geotechnical works and any changes in the standards of the design of the development which are required to:
    1. Ensure the land, building, and the Works and Services are developed safely for the use intended;
    2. Maintain the safety of the land, buildings, and any adjacent Works and Services as a condition of the approval of the development.
6. No development or alteration of land will occur where the report by the qualified professional indicates that an unmitigatable hazardous condition exists or would result from the proposed development.
  7. The Village encourages planning for the retention of significant stands of trees, as well as native vegetation, within DPA 4 areas.
  8. In the absence of a geotechnical engineering report where development is proposed on steep slopes, no development or alteration of land will be permitted on the escarpment or within ten (10) metres of the top of the ridge or the base of the slope.
  9. In the absence of a geotechnical engineering report where development is proposed in a tsunami risk area, no development or alteration of land will be permitted within a minimum horizontal distance of 30 metres from the high tide line and an elevation of six (6) metres above the high tide line (Emergency Management BC Tsunami Planning level).
  10. In conformance with provincial guidelines for lakes, ponds, and marsh areas, no building may be constructed within seven and a half (7.5) metres of the natural boundary of any lake, pond, or adjacent swamp or marsh area.
  11. Where lands subject to flooding are proposed for development, the flood construction level and flood proofing will be to the standards specified by the Ministry of Transportation and the Provincial Approving Officer.

## 12. IMPLEMENTATION

The simple act of stating community goals and objectives never assures their realization. Rather, it is necessary to utilize a variety of methods to confirm that aspirations of the community are consciously being worked towards. In order to fulfill the vision expressed in Part 8 of this plan the policies contained in the previous section must be implemented. A program of implementation helps to facilitate the orderly development and control of land in the best interests of the community. The process of implementation includes many different elements, which reflect legislative authority, municipal procedures and council policies. The following is a brief summary of the key components in the Official Community Plan implementation program.

## Map Appendices

The following maps are included in the Plan to graphically depict Village policies on future land use, transportation network, and development permit areas:

1. Transportation Network (#18)
2. Future Land Use (#17)
3. Development Permit Area 1 (#20)
4. Development Permit Area 2 (#20)
5. Development Permit Area 3 (#21)
6. Development Permit Area 4 (#22)

## Other plans and documents

Additional plans intended for inclusion in the Official Community Plan at a later date include:

1. Marine Heritage Commercial District Master Plan
2. Parks Master Plan
3. Parking Plan
4. Economic Development Strategy
5. Transportation Plan (as amended)
6. Beautification Plan (as amended)

The following are studies and policy documents required for further refinement of the Plan:

1. Traffic Studies
2. Housing Studies
3. Drainage Studies
4. Heritage Site Inventory
5. Environmental and Ecological Studies
6. 2003 Report on Landslides

## Development Permit Area Guidelines

Guidelines that focus toward development within specific areas of Alert Bay are designated in the Plan. Normal zoning regulations do not always provide reasonable flexibility or control over the positive innovative developments to be facilitated. Development Permit Areas are a method of providing greater flexibility and uniform enforcement of specific development guidelines. These guidelines reflect the policies of the Community Plan and assist Village Council and staff in evaluating development proposals.

## Zoning Bylaw

This bylaw describes proposed use of land within the Village of Alert Bay. Amendments to the zoning bylaw will be prepared to control and implement the land use policies updated and contained in this Plan.

## Other Bylaws

Several other bylaws influence the shape and development of Alert Bay and as well, the implementation of this plan. These bylaws will need to be revised and rewritten to implement recommendations of this plan.

- Subdivision Servicing Bylaw
- Sign Bylaw
- Development Cost Charges Bylaw

## Fiscal Program

Implementation of many of the policies contained in this Plan depends on the expenditure of Village funds. The Capital Works Program, in particular, must reflect the policies of the Official Community Plan with regard to the physical infrastructure.

## Council Policies

Village of Alert Bay Council may, by resolution, adopt policies in various subject areas affecting the implementation of this Plan.

## Exceptions

Notwithstanding the land use designations and other policies contained within this Plan, the uses existing on the properties listed in Appendix 4 should be considered to be conforming to this Plan.



# Appendix 1

## DEFINITION OF TERMS

### "Affordable"

Annual housing costs (rent or mortgage and taxes) that do not exceed 30% of a household's gross income.

### "Affordable Housing"

Housing which, under the terms of a housing agreement with the Village, would have a market price that would be affordable to households of low and moderate income. Households of low and moderate income are those who have incomes, which are 80% or less than the average household income in the Village of Alert Bay as reported by Statistics Canada and as defined by CMHC.

### "Archaeological Site"

Land containing material remains of archaeological value.

### "Biological Resources"

Including birds, mammals, food chain effects, vegetation, biological diversity, loss or reduction of habitat, rare or endangered species, and rare or representative ecosystems.

### "Comprehensive Development"

A Comprehensive Development Zone (CD) provides for the development or redevelopment of a larger site allowing a variety of land uses and development approaches as part of a comprehensive development plan. This form of zoning enables a municipality to negotiate detailed guidelines and specifications for all aspects of a development in an integrated manner.

### "Environmental Impact Statement"

A study undertaken by a registered professional biologist to evaluate the impacts of a proposed development on the natural environment.

### "Heritage Site"

Land, whether designated or not, including land covered by water, that has a heritage value to British Columbia, a community or an aboriginal people.

### "Housing Agreement"

An agreement between a property owner and the Village pursuant to S.905 of the *Local Government Act*.

### "Infrastructure Services"

The physical service elements without which a municipality cannot safely and efficiently function: roads, sidewalks, sanitary and storm sewer systems, water systems, etc.

### "Multiple Family Residential"

Includes duplexes, triplexes, townhouses, garden apartments and apartment blocks with a maximum density of 10-50 units per hectare, depending on the provision of affordable and special needs housing.

### "Neighbourhood Commercial"

A commercial centre located within a neighbourhood offering goods and services for residents of the immediate area.

“Physical Environment”

Including soil erosion, unstable slopes, streams, flooding, ground water, air quality, noise, contamination of land or water, and aesthetics;

“Plan”

Official Community Plan of the Village of Alert Bay

“Tsunami Planning Area”

Identified by Emergency Management BC as the areas potentially subject to flooding from a Tsunami incident,

“Village”

Village of Alert Bay

“Waterfront”

Land which is contiguous to a body of water.

“West Coast Architecture”

An architectural style, principally distinguished by its use of exterior finishes (roofing, siding, trim) reflecting the natural heritage of the Pacific coastal regions from Northern California to British Columbia and the Alaskan Panhandle.

# Appendix 2

## 2012 ALERT BAY ACCORD

Whereas the 'N<sup>am</sup>gis First Nation is an indigenous Kwakw<sup>aka</sup>'wakw government that has maintained aboriginal rights and title from time immemorial over a 2,600 square kilometer territory that includes Cormorant Island;

And Whereas Alert Bay, the oldest incorporated municipal government in the North Vancouver Island region, was first settled on Cormorant Island in 1871;

And Whereas the Village of Alert Bay and the 'N<sup>am</sup>gis First Nation have historically worked together to promote a high standard of cultural, economic and environmental quality of life for the benefit of all residents of Cormorant Island.

Therefore Be It Resolved that the 'N<sup>am</sup>gis First Nation and Village of Alert Bay herewith agree to consult with and coordinate their efforts in areas of mutual interest for the long-term sustainable stewardship of Cormorant Island. The principal objectives of this agreement will be:

- To maintain close and open lines of communication related to all matters of mutual interest and concern;
- To maintain a regular schedule of formal and informal meetings where ideas and opportunities will be openly explored;
- To jointly consult with Cormorant Island residents regarding collaborative actions in a timely and transparent manner;
- To organize, promote and obtain community support as well as Regional, Provincial and Federal government assistance for the priorities and initiatives proposed under this Accord, and;
- To preserve, enhance and celebrate the multi-cultural heritage and other unique social and environmental qualities of Cormorant Island which are essential to the well-being of all of its inhabitants.

And Therefore Be It Further Resolved that the principle objectives of this agreement will be realized through the implementation of projects including:

1. Initiatives designed to maintain and enhance vital core services required to sustain Cormorant Island community life. These services include BC Ferries, Canada Post, RCM Police, BC Ambulance, Alert Bay Elementary and T'lisalagilakw Schools, Alert Bay and 'N<sup>am</sup>gis Boat Harbours, 'N<sup>am</sup>gis Health Centre, Cormorant Island Health Centre, Alert Bay Volunteer Fire Department, Cormorant Island Community Learning Centre, and related essential services.
2. Initiatives designed to increase investment and employment in the community, particularly including efforts to harness Cormorant Island's significant tourism and regional service centre potential. Emphasis will be placed on construction and maintenance of public infrastructure projects that support successful private-sector economic activities on Cormorant Island.

3. Initiatives designed to restore, protect and enhance land and marine wilderness environments on, and adjacent to, Cormorant Island. These measures will include implementation of ecosystem-based approaches to planning and management that support, for example, restoration of wild salmon populations to historic levels, and community-based stewardship of North Vancouver Island natural resources.
4. Initiatives designed to provide Cormorant Island residents of all ages with a range of high quality cultural facilities and services including health care, education, social welfare, housing, recreation, libraries, museums, and protective services.
5. Joint operation of the 'Historic Alert Bay Development Corporation' with powers enabling it to borrow monies and enter into agreements, contracts and partnerships with public agencies and private entities to expedite construction and maintenance of key infrastructure projects that support implementation of the above initiatives.

And Be It Further Resolved that the 'N~~am~~gis First Nation and Village of Alert Bay herewith pledge to apply their best efforts to the attainment of these objectives and initiatives while acknowledging that their respective financial and other resources are limited, and that this Accord does not impose a financial commitment or liability on either party.

This affirmation of the 2012Alert Bay Accord is hereby signed on the 31st day of March, 2012 in recognition of the vision and purpose of the Original Alert Bay Accord that was enacted January 10, 1999 by Mayor Gilbert Popovich and Chief William Cranmer. The Original Accord remains as the foundation of the evolving cooperative agreement between the 'N~~am~~gis First Nation and the Village of Alert Bay.

[Original signed]

**Chief William Cranmer**  
**'N~~am~~gis First Nation**

[Original signed]

**Mayor Michael Berry**  
**Village of Alert Bay**

# Appendix 3

## LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED) STANDARDS

LEED is leading the way for setting and implementing sustainable development ethics and practices throughout North America and the world. The Canada Green Building Council in accordance with the Canadian Model of Energy Code has developed a Canadian version of the LEED rating system for Buildings under Natural Resources Canada. LEED is a relatively new concept in Canada. The LEED system is designed on a consultation basis for voluntary parties interested in incorporating green design principles in new and renovation projects. The program is designed on a four-tiered scale ranging from certified, silver and gold to platinum. The tiers are defined in terms of allocating points based on achieved green design standards in developments. The points are defined by LEED in correspondence to specific development attributes related to site development, water efficiency, energy efficiency, material selection and indoor environmental quality. The five general categories and applications of LEED guidelines are as follows:

- **Site Development:** Management and control of storm water runoff to reduce pollution, encourage and promote pedestrian and bicycle friendly transportation in terms of sidewalks and trails, provide sufficient green space and encourage higher densities to minimize urban sprawl.
- **Water Efficiency:** Eliminate the need for landscape irrigation, reduce water consumption levels, reduce and or treat wastewater on site.
- **Energy Efficiency:** Lower energy consumption, utilize renewable sources of energy, and eliminate ozone depletion chemicals.
- **Material Selection:** Reuse construction materials either existing or salvaged, use recycled building materials, use materials that are renewable, and reduce overall construction waste.
- **Indoor Environmental Quality:** Utilization of daylight interiors, materials that release minimal or no gases, good air ventilation and windows that open and can be controlled by individuals in the indoor environment.

### Voluntary Alternatives to LEED

At this time LEED is not a requirement for developers but rather an option. Registering with LEED and applying the LEED standards can be a lengthy and entailed process. There are numerous other opportunities for developers and individuals in the community to implement sustainability into their plans, on their own terms. Below are some basic and affordable options for implementing sustainable and green design elements into a new or renovation project.

#### Site Selection and Design:

- Limit tree removal by at least 25% to maintain aesthetics and local character; disturb the site as little as possible.
- Assess the site slope and make considerations to reduce need for cutting and filling dirt and groundcover.
- Provide convenient transportation (bike path, walking trails, close proximity to bus system or other alternative public transport) as part of the site design process.
- Underground parking to reduce amount of pavement, heat islands storm water runoff and site disturbance.

**Water Efficiency:**

- Installation of low flow plumbing fixtures (faucets, showerheads, toilets), waterless urinals, efficient appliances that use substantially less water (front-loading washing machines, dishwashers).
- Eliminate the need for landscape irrigation, install low flow irrigation systems or use grey water for irrigating.
- Plant native species of flora.

**Energy Efficiency:**

- Install energy efficient lighting (compact fluorescent light bulbs).
- Install energy efficient appliances.
- Maximize insulation and caulking in walls, attics, crawl spaces, around windows and doors to keep out unwanted warm or hot outside air and maintain desired and controlled temperatures within.

**Construction Materials:**

- Reuse materials in renovations by deconstructing a building as opposed to demolishing. This reduces waste that has to be hauled away, substantially saving transportation and disposal costs.
- Purchase reused or recycled materials. There are numerous durable materials available on the market in terms of recycled glass tile, carpet, bamboo wood, salvaged wood, etc.
- Use materials that are renewable.
- Use wood that is free of formaldehyde, which can create toxic indoor environments.
- Recycle construction by-products to save costs and reduce impacts on the environment. Wood, carpet, drywall, asphalt and masonry can all be recycled, however, it is wise to consider the remoteness of Alert Bay and recycling transportation costs can be substantial, therefore, try to reduce construction materials in the design phase and throughout construction and figure out ways to recycle locally.
- Provide recycling and composting facilities on site for all types of development. In Alert Bay there is a lack of topsoil for landscaping and composting is a necessity and saves money from having to purchase soil.

# Appendix 4

## LOCAL GOVERNMENT ACT SECTION 919.1 DESIGNATION OF DEVELOPMENT PERMIT AREAS

**919.1** (1) An official community plan may designate development permit areas for one or more of the following purposes:

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

(2) With respect to areas designated under subsection (1), the official community plan must

- (a) describe the special conditions or objectives that justify the designation, and
- (b) specify guidelines respecting the manner by which the special conditions or objectives will be addressed.

(3) As an exception to subsection (2) (b), the guidelines referred to in that subsection may be specified by zoning bylaw but, in this case, the designation is not effective until the zoning bylaw has been adopted.

(4) If an official community plan designates areas under subsection (1), the plan or a zoning bylaw may, with respect to those areas, specify conditions under which a development permit under section 920 (1) would not be required.

### DEVELOPMENT PERMITS

**920** (1) If an official community plan designates areas under section 919.1 (1), the following prohibitions apply unless an exemption under section 919.1 (4) applies or the owner first obtains a development permit under this section:

- (a) land 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) [Repealed 1999-38-53.]
  - (d) land within an area designated under section 919.1 (1) (a) or (b) must not be altered;
  - (e) land within an area designated under section 919.1 (1) (d), (h), (i) or (j), or a building or other structure on that land, must not be altered.
- (2) Subject to subsections (3) to (6), a local government may, by resolution, issue a development permit that
- (a) varies or supplements a bylaw under Division 7 or 11 of this Part,
  - (b) includes requirements and conditions or sets standards under subsections (7) to (10.2), and
  - (c) imposes conditions respecting the sequence and timing of construction.
- (3) The authority under subsection (2) must be exercised only in accordance with the applicable guidelines specified under section 919.1 in an official community plan or zoning bylaw.
- (4) A development permit must not vary the use or density of the land from that permitted in the bylaw except as authorized by subsection (5).
- (5) If the land was designated under section 919.1 (1) (b), the conditions and requirements referred to in subsection (7.1) of this section may vary that use or density, but only as they relate to health, safety or protection of property from damage.
- (6) A development permit must not vary a flood plain specification under section 910 (2).
- (7) For land designated under section 919.1 (1) (a), a development permit may do one or more of the following:
- (a) specify areas of land that must remain free of development, except in accordance with any conditions contained in the permit;
  - (b) require specified natural features or areas to be preserved, protected, restored or enhanced in accordance with the permit;
  - (c) require natural water courses to be dedicated;
  - (d) require works to be constructed to preserve, protect, restore or enhance natural water courses or other specified natural features of the environment;
  - (e) require protection measures, including that vegetation or trees be planted or retained in order to
    - (i) preserve, protect, restore or enhance fish habitat or riparian areas,
    - (ii) control drainage, or
    - (iii) control erosion or protect banks.



(7.1) For land designated under section 919.1 (1) (b), a development permit may do one or more of the following:

(a) specify areas of land that may be subject to flooding, mud flows, torrents of debris, erosion, land slip, rock falls, subsidence, tsunami, avalanche or wildfire, or to another hazard if this other hazard is specified under section 919.1 (1) (b), as areas that must remain free of development, except in accordance with any conditions contained in the permit;

(b) require, in an area that the permit designates as containing unstable soil or water which is subject to degradation, that no septic tank, drainage and deposit fields or irrigation or water systems be constructed;

(c) in relation to wildfire hazard, include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures;

(d) in relation to wildfire hazard, establish restrictions on the type and placement of trees and other vegetation in proximity to the development.

(8) If land has been designated under section 919.1 (1)(d), (e), (f) or (g), a development permit may include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

(9) If land has been designated under section 919.1 (1) (f), a development permit may include requirements respecting the character of the development, as referred to in subsection (8) of this section, but only in relation to the general character of the development and not to particulars of the landscaping or of the exterior design and finish of buildings and other structures.

(10) A development permit for land that has been designated under section 919.1 (1) (c) may include requirements for screening, landscaping, fencing and siting of buildings or other structures, in order to provide for the buffering or separation of development from farming on adjoining or reasonably adjacent land.

(10.1) A development permit for land designated under section 919.1 (1) (h), (i) or (j) may include requirements respecting

(a) landscaping,

(b) siting of buildings and other structures,

(c) form and exterior design of buildings and other structures,

(d) specific features in the development, and

(e) machinery, equipment and systems external to buildings and other structures

in order to provide for energy and water conservation and the reduction of greenhouse gas emissions.

(10.2) A development permit for land designated under section 919.1 (1) (h), (i) or (j) may establish restrictions on the type and placement of trees and other vegetation in proximity to the buildings and other structures in order to provide for energy and water conservation and the reduction of greenhouse gas emissions.

(11) Before issuing a development permit under this section, a local government may require the applicant to provide, at the applicant's expense, a report, certified by a professional engineer with experience relevant to the applicable matter, to assist the local government in determining what conditions or requirements under subsection (7.1) it will impose in the permit.

(12) If a local government delegates the power to issue a development permit under this section, the owner of land that is subject to the decision of the delegate is entitled to have the local government reconsider the matter.



# Appendix 6

## SMART GROWTH PRINCIPLES/GREEN GROWTH MANAGEMENT

"Smart growth" is a collection of land use and development principles that aim to enhance our quality of life, preserve the natural environment, and save money over time. Smart growth principles ensure that growth is fiscally, environmentally and socially responsible and recognizes the connections between development and quality of life. Smart growth enhances and completes communities by placing priority on infill, redevelopment, and densification strategies.

### The smart growth principles are:

1. Mix land uses. Each neighbourhood has a mixture of homes, retail, business, and recreational opportunities.
2. Build well-designed compact neighbourhoods. Residents can choose to live, work, shop and play in close proximity. People can easily access daily activities, transit is viable, and local businesses are supported.
3. Provide a variety of transportation choices. Neighbourhoods are attractive and have safe infrastructure for walking, cycling and transit, in addition to driving.
4. Create diverse housing opportunities. People in different family types, life stages and income levels can afford a home in the neighbourhood of their choice.
5. Encourage growth in existing communities. Investments in infrastructure (such as roads and schools) are used efficiently, and developments do not take up new land.
6. Preserve open spaces, natural beauty, and environmentally sensitive areas. Development respects natural landscape features and has higher aesthetic, environmental, and financial value.
7. Protect and enhance agricultural lands. A secure and productive land base, such as BC's Agricultural Land Reserve, provides food security, employment, and habitat, and is maintained as an urban containment boundary.
8. Utilize smarter and cheaper infrastructure and green buildings. Green buildings and other systems can save both money and the environment in the long run.
9. Foster a unique neighbourhood identity. Each community is unique, vibrant, diverse, and inclusive.
10. Nurture engaged citizens. Places belong to those who live, work, and play there. Engaged citizens participate in community life and decision-making.

## **Our Position on Greenfield Development**

Greenfields are previously undeveloped land including restored land, agricultural areas, forests, parks, and natural areas. Greenfields may or may not be within defined urban containment boundaries, and may or may not be currently zoned for future use. In general, infill, redevelopment, and densification strategies are preferred to greenfield development.

Development of a greenfield site may or may not be consistent with smart growth, depending upon its location and adherence to all other smart growth principles.

A greenfield development may be consistent with smart growth if the location of the development is contiguous to an existing developed community, and its development extends, augments, enhances and completes the community.

A greenfield development would not be consistent with smart growth if it provides smart growth elements, such as transit and mixed uses, but is discontinuous from existing development and servicing (even if it is located within an urban containment boundary). Similarly, greenfield development would not be consistent with smart growth if it was located on land currently within the Agricultural Land Reserve (ALR) or on land that has been recently removed from the ALR with the intent of urbanization.

## **Alternatives to Greenfields**

Alternatives to greenfield development include redevelopment of built sites, infill, brownfield and greyfield development. Brownfields are sites that have previously been or are in current use by industrial operations. Greyfields are sites that have previously been or are in current use by commercial operations.

## **What is Green Growth?**

Green Growth is a policy focus for the Asia and Pacific region that emphasizes environmentally sustainable economic progress to foster low-carbon, socially inclusive development.

## **Where is Green Growth?**

Green Growth is a globally relevant approach to sustainable economic growth that was developed in Asia. It is imperative that countries in the Asia and Pacific region continue their economic growth to alleviate poverty and to achieve social progress. However, increased environmental degradation, climate change and diminishing natural resources require an unconventional approach to support the export-driven economic activities of the region.

## **Why Green Growth?**

The Asia and Pacific region has been at the forefront of the 21st century surge in economic growth, a situation driven primarily by exports and which has led to expanded production requirements needed to fuel an ever increasing amount of trade. This has significantly compounded the environmental carrying capacity pressures of many countries in the region. These countries are now shouldering an increasingly greater share of regional and global environmental production-related burdens. Coupled with evolving production patterns, these impacts are driving changes in consumption patterns in these countries and policies are needed to ensure that these developments will be environmentally sustainable. The past axiom of “grow first, clean up later”, cannot apply in a region that has such a limited natural resource base and a rapidly growing population directly dependent on natural resources. In light of the recent fuel, food and financial crisis is now imperative for countries in the region to reassess their development paths.

### **How to Achieve Green Growth?**

In order to achieve Green Growth it is crucial to change development approaches from ‘grow first, clean up later’ to a more responsible long-term attitude. Governments can promote this by encouraging economic growth with an emphasis on environmental and social concerns.

# Appendix 7

## MAP SERIES

Regional Setting	<a href="#">Map #1</a>
Cormorant Island Base	<a href="#">Map #2</a>
Village of Alert Bay Base	<a href="#">Map #3</a>
Surface Geology	<a href="#">Map #4</a>
Topography/Slopes	<a href="#">Map #5</a>
Climate	<a href="#">Map #6</a>
Ecosystems	<a href="#">Map #7</a>
Administrative Boundaries	<a href="#">Map #8</a>
Cadastral	<a href="#">Map #9</a>
Public Utility Infrastructure	<a href="#">Map #10</a>
Protective Services	<a href="#">Map #11</a>
Social Infrastructure	<a href="#">Map #12</a>
Regional History	<a href="#">Map #13</a>
Heritage Resources	<a href="#">Map #14</a>
Past Land Use	<a href="#">Map #15</a>
Current Land Use	<a href="#">Map #16</a>
Future Land Use	<a href="#">Map #17</a>
Transportation Plan	<a href="#">Map #18</a>
Development Permit Areas #1 & #2	
Marine Heritage Commercial & Residential Districts	<a href="#">Map #19</a>
Development Permit Area #3 –	
Environmentally Sensitive Areas	<a href="#">Map #20</a>
Development Permit Area #4 – Natural Hazard	<a href="#">Map #21</a>
Tsunami Planning Area	<a href="#">Map #22</a>