



Uchucklesaht

Uchucklesaht Tribe Government Official Community Plan



Amendments to the Official Community Plan

Date Adopted	Purpose of Amendment

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Official Community Plan Land Use Designations – Correspondence with Zones from the Zoning Act

This Chart is provided for convenience only. Reference should be made to the Zoning Act to confirm the details of any regulations.

Zone	Acronym	OCP Designation	Acronym
Residential Commercial Historical and Cultural Institutional Parks & Natural Space Light Industrial	R1 C1 H1 I1 P1 IN1	Villages	V
Residential Commercial Institutional Parks & Natural Space Light Industrial	R2 C2 I2 P2 IN2	Community Use Areas	CUA
Medium to Heavy Industrial Commercial	IN3 C4	Resource Stewardship Areas	RSA
Traditional Use and Harvest Parks & Natural Space	TU P3	Traditional Use and Harvest Areas	TU
		Environmentally Sensitive and Hazardous Areas	ESA
Foreshore	F	Foreshore	F

PREAMBLE

WHEREAS the Uchucklesaht Tribe Government wishes to adopt an Official Community Plan pursuant to the *UTG Planning and Land Use Management Act UTS 13/2011*;

AND WHEREAS the UTG Council may adopt an Official Community Plan as a Schedule to the OCP Act and each reading of the bylaw must receive an affirmative vote of a majority of all directors of the UTG Legislature who are entitled to vote on that Act;

AND WHEREAS after first reading of the bylaw the UTG Legislature shall, in sequence, examine the Official Community Plan in conjunction with its most recent multi-year financial plan and waste management plan that is applicable to the UTG to ensure consistency between them, in accordance with the *UTG Planning and Land Use Management Act UTS 13/2011*;

AND WHEREAS the UTG Council has provided one or more opportunities for consultation with persons, organizations and authorities it considers affected in the development of the Official Community Plan in accordance with Section 2.5 of the *UTG Planning and Land Use Management Act UTS 13/2011*;

AND WHEREAS the UTG Council has complied with all requirements of the *UTG Planning and Land Use Management Act UTS 13/2011*, prior to adoption of this bylaw and Official Community Plan including all of the foregoing;

AND WHEREAS upon adoption, the Plan is an Official Community Plan of the UTG;

NOW THEREFORE the UTG Legislature of the UTG, in open meeting assembled, enacts as follows:

The Uchucklesaht Tribe Government Official Community Plan Act, and attached Schedules 'A', 'B', and 'C', and forming part of this Act is adopted as the Uchucklesaht Tribe Government Official Community Plan.

The Act shall apply only to the UTG Treaty Settlement Lands, shown on the attached Schedule 'B' Official Community Plan Maps forming part of this bylaw.

If any statement, section, sub-section, clause, sub-clause or phrase of this bylaw and the Official Community Plan adopted by this Act is for any reason held to be invalid by a decision of a court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this Act and Official Community Plan.

This Act may be cited for all purposes as the 'Uchucklesaht Tribe Government Official Community Plan 2015'.

READ A FIRST TIME on the ___ day of (month), 20__.

READ A SECOND TIME on the ___ day of (month), 20__.

PUBLIC HEARING held on the ___ day of (month), 20__.

READ A THIRD TIME and ADOPTED on the ___ day of (month), 20__.

UTG Chief Councillor

Chief Administrative Officer

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Klecko/Acknowledgements

Thank you to the enrollees of the Uchucklesaht Tribe, and in particular to those who participated on the Advisory Planning Commission, as well as those who attended the community meetings and contributed to the development of this Plan.

The UTG Official Community Plan **APC Members**

- Sabrina Crowley
- Phyllis Halvorsen
- Jayleen Sam
- Gina Laing, Uchucklesaht Elder
- Dorothy Cootes, Uchucklesaht Elder
- Sharon Styan, Uchucklesaht Elder

UTG Political Leadership

- Chief Councillor Charlie Cootes, Ex officio, Uchucklesaht Elder

Project Management personnel

- Monty Horton, UTG Director of Lands, Natural Resources & Environment
- Carla Halvorsen, UTG Law Clerk and Ex officio
- Amelia Robinson, GIS Consultant
- Lori Wilson, ACRD Mapping and Computer Technician

SCHEDULE 'A'
Uchucklesaht Tribe Government Official Community Plan

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Note: All SCHEDULES can be viewed either on the UTG website at www.uchucklesaht.ca, or by request in hard copy at the UTG office in Port Alberni, BC.

Acronyms used in this document

ACRD – Alberni Clayoquot Regional District
APC – Advisory Planning Commission
ESA – Environmentally Sensitive Areas
MFA – Maa-nulth Final Agreement
MFN – Maa-nulth First Nations

OCP – Official Community Plan (also referred to as the Plan)
TSL – Treaty Settlement Lands
UTG – Uchucklesaht Tribe Government
ZA – Zoning Act

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Interpretation and Administration

The provisions of this Plan apply to all lands and surface of water within Uchucklesaht Tribe Government Treaty Settlement Lands, identified on Schedule 'B' of this bylaw, and Map 1, General Context Map.

Purpose

The UTG Official Community Plan (OCP) contains objectives, policies, and land use designations adopted by the UTG Legislature.

The purpose of these objectives, policies and designations is to provide direction for land use and development that are consistent with community values of the people of the Uchucklesaht Tribe.

The policies of the Plan are meant to balance the demands placed on the land base in order to ensure an equitable, comprehensive, and logical distribution of land uses. While some policies may be implemented quickly (within the next five years), others are intended to be implemented over the long term (10 to 15 years) or will be ongoing through the lifespan of the Plan.

The OCP provides a basis for the following actions:

1. The adoption or amendment of land use regulations, such as the Zoning Act;
2. The direction of public and private investment;
3. The guidance of elected officials and others with statutory approval authority, in the evaluation of proposals, referrals, and amendment of Acts and regulations.

Interpretation

An Official Community Plan means an Official Community Plan as referred to in the *UTG Planning and Land Use Management Act UTS 13/2011*.

Administration

This Official Community Plan comes into effect as of the date of formal adoption by the UTG Legislature.

The Zoning Act will be the primary tool to regulate development, not the Official Community Plan. All rezoning proposals must be consistent with the intent of this Official Community Plan that serves as a policy foundation for the Zoning Act.

This Plan will be reviewed on a regular basis and, in order that the document continues to accurately reflect the long-range planning objectives of the Uchucklesaht Tribe, it is recommended that the Plan undergo a comprehensive review every seven to ten years.

The Official Community Plan can only encourage other levels of government to take action; it cannot force or require governments to take actions that would be recommended by the OCP. Furthermore, although the Official Community Plan cannot commit the UTG Council to specific expenditures, the UTG Council cannot enact legislation or undertake works that are contrary to it without amending the Plan.

No one Goal, Objective or Policy contained within this Plan should be read in isolation from the others to imply a particular action or consequence.

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Part 1: Introduction

Purpose and Content of an OCP

Plan Location and Application

Planning Process/Approach

Plan Organization



Introduction

Once enacted, this document is the Official Community Plan for the Uchucklesaht Tribe Government (UTG), and applies to all UTG Treaty Settlement Lands. This OCP provides direction for future development that aims to be socially, culturally, economically, and environmentally sustainable and healthy. The OCP provides objectives and policies to help guide decisions on land use management, and will assist in the efficient use of UTG TSL lands, and other resources. This Plan incorporates the economic development and growth objectives of the UTG, as well as the cultural and environmental aspirations of its citizens.

Purpose and Content of the OCP

Through land use designations, goals, objectives, and policies, this OCP will help to provide direction and guide development to ensure that the present and future generations have access to assets such as affordable and appropriate housing, high-quality and quantities of ground and surface water, and adequate infrastructure. Because the OCP is a guiding document and is not regulatory in nature, development standards including, but not limited to, densities, setbacks, and buffer zones must be administered and enforced through other legislation, such as the Building and Development Act, Housing Authority Act, Rental Housing Regulation, and the Zoning Act.

Section Two of the *UTG Planning and Land Use Management Act* (summarized in the table below) details the required content for OCPs. Overall, the requirements and recommendations contained in the Act are intended to promote:

- Good stewardship of UTG TSL, foreshore, and cultural heritage sites;
- The protection of culturally and environmentally sensitive areas, including farmland; and
- The availability and efficient use of transportation and utility corridors and services.

OCP Required Content	
<p>The UTG OCP must include:</p> <ul style="list-style-type: none"> ✓ Appropriate location, amount, type, and density of residential development required to meet anticipated housing needs over a period of at least five years; ✓ Approximate location, amount, and type of present and proposed commercial, industrial, institutional, agricultural, recreational, and utility land uses; ✓ Approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction; ✓ Restrictions on the use of UTG TSL that are subject to hazardous conditions or that are environmentally sensitive to development; 	<ul style="list-style-type: none"> ✓ Approximate location and phasing of any major road, sewer, and water systems; ✓ Approximate location and type of present and proposed community facilities, including schools, parks, and waste treatment and disposal sites; ✓ Housing policies respecting affordable housing, rental housing and special needs housing; ✓ Targets for the reduction of greenhouse gas emissions in UTG TSL, and policies and actions proposed with respect to achieving those targets.

Pursuant to the *UTG Planning and Land Use Management Act*, the OCP may also consider:

1. Policies relating to social needs, social well-being, and social development;
2. A regional context statement, consistent with the rest of the Plan, of how matters dealt with in the Plan apply in a regional context;¹
3. Policies respecting the maintenance and enhancement of farming on UTG TSL in a farming area or in an area designated for agricultural use in the Plan; and
4. Policies relating to the preservation, protection, restoration, and enhancement of the natural environment, its ecosystems and bio-diversity.

To enact the OCP, it must be adopted by the UTG Legislature as a schedule to the *UTG Planning and Land Use Management Act*. All future land use decisions must be consistent with the OCP. As the OCP provides a broad, long-range view, which may be achieved over several years, the Tribe may also review and amend the OCP, following careful consideration by the UTG Legislature, and consultation with UT citizens to ensure that it is reflective of changing circumstances and new land use trends within the community.

¹ *At the date of adoption of this Plan, the Alberni Clayoquot Regional District has not proceeded with the development of a Regional Growth Strategy, therefore a regional context statement is not needed in this Plan. This statement would only be added if UTG determined that participation in the Regional Growth Strategy was in the interests of Uchucklesaht Tribe.*

General Context Map

The OCP applies to all UTG Treaty Settlement Lands, shown on the map below outlined in green:



Plan Organization

The OCP consists of the following sections:

Part 1: Introduction	<ul style="list-style-type: none">• Defines the purpose and requirements for an OCP• Provides the planning process and framework
Part 2: Community Background	<ul style="list-style-type: none">• Details UTG community background information
Part 3: Vision, Values, and Guiding Principles	<ul style="list-style-type: none">• Outlines the community vision and the values and guiding principles behind that vision
Part 4: Land Use Goals & Policies	<ul style="list-style-type: none">• Defines the community goals and the land uses and polices that flow from these goals
Part 5: Implementing the Plan	<ul style="list-style-type: none">• Discusses the approach to plan implementation, monitoring, and amendments
Mapping, Glossary & Appendices	<ul style="list-style-type: none">• Includes maps for all UTG TSL, a glossary of planning terms used in this document, and appendices that provide further resources and information relevant to this OCP

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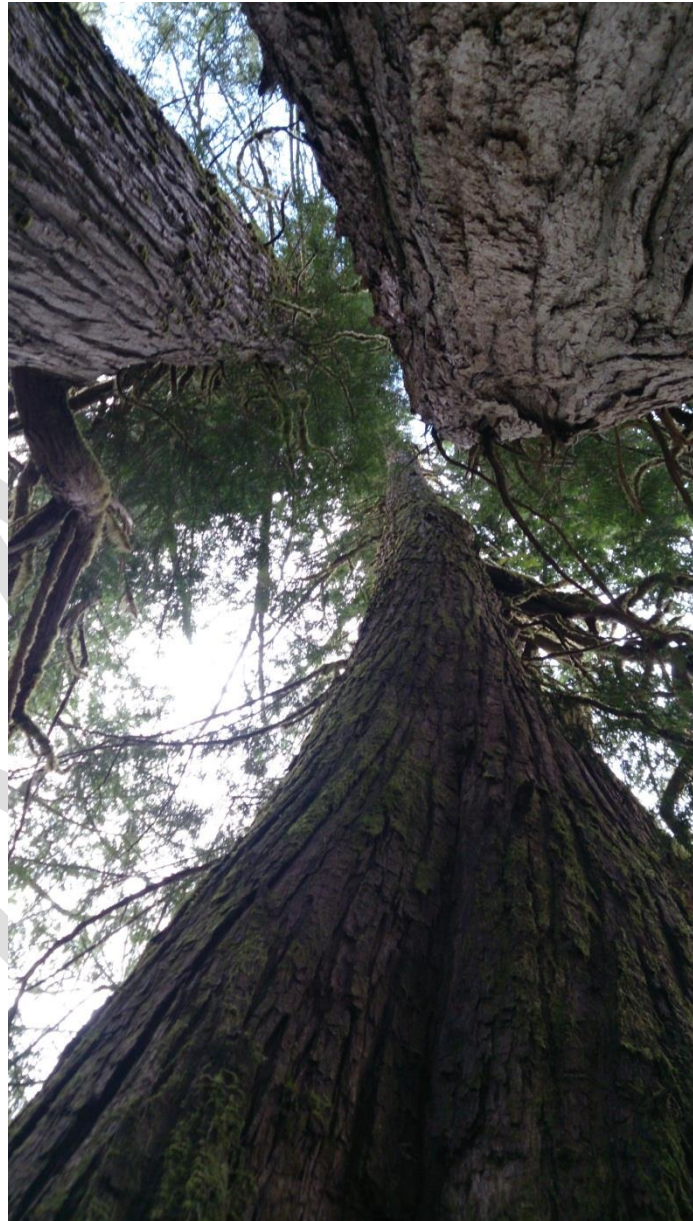
Part 2: Community Background

History

Our Land

Our People at Home and Living Away

Maa-Nulth Final Agreement Overview



Planning Process

The OCP process consisted of four main phases involving extensive research, consultation with the Advisory Planning Commission (APC), community meetings, focus groups, and open houses. In addition, consultations were held with a number of interested stakeholders and individuals.

- **Phase 1:** Information Gathering and Issue Identification
- **Phase 2:** Mapping and Planning our Community
- **Phase 3:** Drafting the OCP
- **Phase 4:** Public Hearing and Plan Adoption

Phase 1: Information Gathering and Issue Identification

In early 2013, collection of background information began with the review of past planning documents prepared by and for the UTG. The following plans/reports were reviewed:

- 2008 Uchucklesaht Land Use Plan
- UTG 5-Year Economic Development Plan
- Barkley Marine Plan (West Coast Aquatic)
- UTG Community Wildfire Protection Plan
- UTG Emergency Preparedness Plan
- UTG Phase 3 Traditional Use Study
- Licensee Forest Development Plans within UTG traditional harvesting area

Much of the information referred to above, as well as additional maps and reports prepared for UTG over the years have not been consolidated. As well, many of the recommendations have not been acted upon, for various reasons such as staff resources, funding, and local economic conditions.

During this phase, the APC was established to assist in the process of developing the OCP. APC members were selected with the intent to cover a variety of areas of expertise. It was important that the APC have UTG representation from those living both home and away. All APC members have knowledge of UTG TSL and its natural resources, culture and history, housing and infrastructure, and community services. Regular meetings with the APC began in this phase and continued through to subsequent phases.

Phase 2: Mapping and Planning our Community

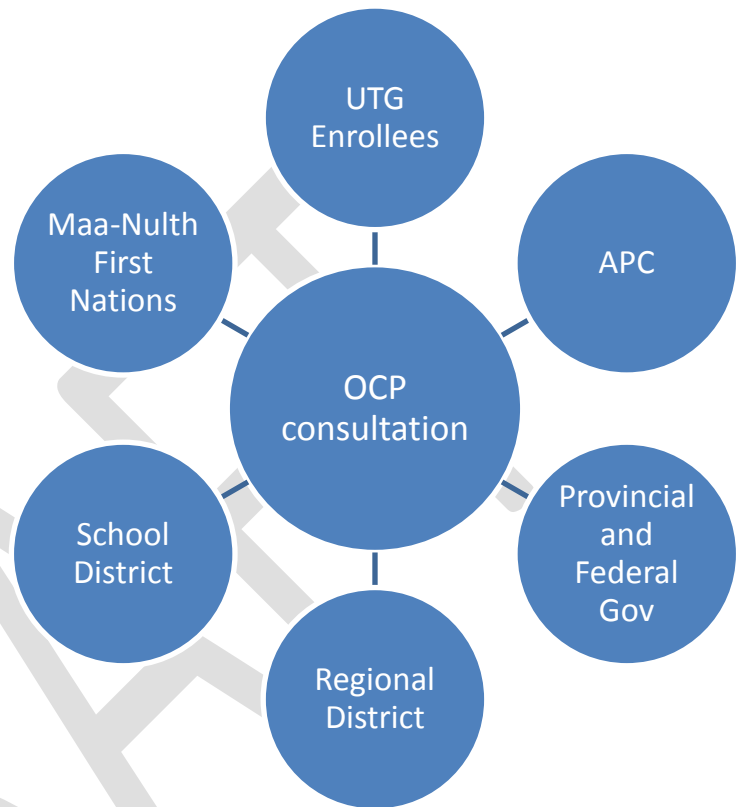
A series of meetings and consultations were completed with the groups identified in the figure below. The purpose of these events were to gain knowledge on the lands, determine the goals and objectives of potential partner organizations, and identify areas of potential conflict between current or future land uses.

Communication with the external agencies, organizations, and levels of government will continue throughout the lifespan of this Plan. This OCP supports working with these groups on issues of mutual concern and benefit to the benefit of Uchucklesaht Tribe and its people.

Phase 3: Drafting the OCP

Throughout the OCP process, the APC and UTG project management staff met regularly to review the information gathered in Phases 1 and 2.

Two community open houses were held during the UT People’s Assembly, twice yearly, August 2014 and March 2015. All the information gathered on the Plan was carefully considered by the APC and a balanced approach was used to drafting the OCP. The OCP was also reviewed against the requirements and recommendations outlined in the *UTG Planning and Land Use Management Act* to ensure that the Plan meets all legislative requirements.



Phase 4: Public Hearing and Plan Adoption

The final phase consists of the following components:

1. Digital versions of the OCP draft were mailed to representatives of local First Nations, adjacent regional and municipal governments, and relevant provincial and federal government agencies, along with copies to all other persons, organizations, and groups considered to be affected by the UTG OCP. This took place in March to April of 2015.
2. The UTG Legislative Council granted first and second reading and referral to public hearing, of the OCP Act and Schedules. This took place on _____.
3. A Public Hearing was held on _____ to provide a final opportunity for UTG community enrollees to submit written and oral feedback on the OCP.
4. The Official Community Plan Act and Schedules were read a third time on _____.
5. The Official Community Plan Act and Schedules adopted on _____.

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Community Background

Governance

The Uchucklesaht Tribe is a self-governing nation, and one of five Maa-nulth Nations who have signed off on the Maa-nulth Treaty (see the end of this section for additional information on the Treaty process).

The Uchucklesaht Tribe consists of approximately 282 citizens (as of March 2015) and has a large traditional territory centred in the area of the Barkley Sound, approximately 24 miles down the Barkley Sound, southwest from Port Alberni.

The Uchucklesaht Tribe Government consists of a Legislative Branch, an Executive Branch and the Uchucklesaht People's Assembly.

The Ha'wiih (Hereditary Chief) traditional role is to look after their Ha- Ha'houlthee (territory and resources). The Ha'wiih system is alive and well among Uchucklesaht Tribe People. It is the most important part of our history. Every Hereditary Chief has advisors. No Ha'wiih speaks for himself, unless he has good news or something good to share. All Ha'wiih have speakers, who are trained from an early age for these duties.

Speakers are, as much as possible, fluent in our language and all speakers have a strong knowledge of the history of the Ha'wiih seat (including lineage) and his Ha'houlthee.

Uchucklesaht Tribe has blended their hereditary government with modern-day government by ensuring that the Ha'wiih form part of the Uchucklesaht Tribe Government.

Details of the government structure can be found in the Uchucklesaht Tribe Government Act and the Uchucklesaht Tribe Constitution.

The Uchucklesaht Tribe Government is a mixture of modern and traditional government. There are five elected council seats voted on by the five main families of the Nation. The Chief Councillor seat is also an elected seat voted on by all of the Uchucklesaht Tribe Enrollees/Citizens. The Ha'wiih seats are not voted on and they are able to participate as a Legislative Councillor if they wish to do so, in accordance with Uchucklesaht Acts and Constitution.

Village Sites

The first village of the Uchucklesaht Tribe is immediately past the Uchucklesaht Inlet on the West side of Barkley Sound, named "Cowishulth". The second village is located at the head of Uchucklesaht Inlet and is named "Ehthlateese". Uchucklesaht means "the people in a safe sheltered place—the inner bay".

Treaty Process

In October of 2003, the Maa-nulth Nations signed a stage four BC Treaty Process Agreement in Principle with BC and Canada and on December 9, 2006 the Maa-nulth Leaders initialled the landmark agreement in Victoria, BC. April 1, 2011 was the effective date of the Maa-nulth Treaty.

Uchucklesaht Tribe has been working at improving social and economic conditions in the community for years. The treaty has seen that Uchucklesaht Treaty Settlement Lands were transferred to UTG as fee simple lands, which gave Uchucklesaht direct control over those lands.

Treaty Settlement Lands consist of 233 hectares in former reserve (village) lands and an additional 2,834 hectares of lands—totalling 3,067 hectares of land. The pre-approved lands for potential purchase total 448 hectares.

A requirement of the treaty is that all Maa-nulth Nations complete their detailed Official Community Plans before any development occurs in the various areas of the Uchucklesaht Territory. The Legislative Council formed an Advisory Planning Commission in July of 2013 to start that work and consultation with the Uchucklesaht Community.

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TII'TSKIN PAAWATS—Home of the Thunderbird

The T'iitskin Paawats is a place without any permanent structures and is a very important and sacred place for the Uchucklesaht Tribe People. It is comprised of five named mountain peaks, which enclose a valley with a river; a trail, pools of water and waterfalls for bathing, and food-gathering areas which are all contained within the territory of the Uchucklesaht Tribe. The T'iitskin Paawats is made up of five named mountains, a creek, bathing pools, food and material gathering area, and archaeological sites. The area is co-managed between the UTG and BC Parks, and is classified Provincially as a Protected Area.



The mountain names are: Tuutuuchpiika 'Thunder Mountain/Eldest Brother;' Titskakuulth 'Thunder Face Mountain;' Uusajuu-is 'Ritual Bathing Mountain;' Uu-aatsuu 'Second Eldest Brother Mountain;' Kalthaatik 'Youngest Brother Mountain;' T'iit'iiskakis 'Thunder(bird) Creek;' and, T'iitskakis 'Thunder (bird) Beach.

The T'iitskin Paawats is the home and nesting place of the Thunderbird. T'iitskin Paawats translates to 'Thunderbird's Nest' and is where the last remaining Thunderbird lives. They control the rain and thunderstorms. Thunderbirds are also connected to whales, whaling, and whaling power. As such, Nuu-chah-nulth whalers visit the T'iitskin Paawats to pray, fast, and bathe in ritual preparation for the dangerous activity of hunting whales.

The spiritual sites within the T'iitskin Paawats include bathing pools. These are places that Uchucklesaht people go to 'osimich. A process of 'osimich was crucial to the proper preparation of whalers and others seeking to cleanse themselves spiritually.

The Painted Curtain

Uchucklesaht Tribe has sent our elders to museums in order to identify artefacts that were created by our ancestors of the Uchucklesaht Tribe. Our tribe is interested in bringing our peoples artefacts back home for the sake of keeping our identities strong.

In May of 2002, Helen Rush-Robinson of Uchucklesaht Tribe joined relatives and other enrollees of the tribe for a long trip to New York to retrieve an artefact important to the Nuuchahnulth and even dearer to Robinson: a painted curtain that her father, a chief of the Uchucklesaht band, had commissioned for her coming-of-age ceremony nearly 60 years ago.

This curtain showed a thunderbird filling the sky, serpents flanking it breathing lightning and a whale roaring thunder. It had disappeared from a closet in her attic shortly after her father's death in 1963. Helen had the support from different bands among the 14 nations of Nuuchahnulth to go and reclaim her curtain. George Watts, the chairman at the time, asked that each nation contribute \$2,000 in Canadian currency to pay for the



curtain so that she could bring it back home and all the nations agreed. Helen Rush found her curtain over in New York.

Traditional Nuuchahnulth artefacts can be found in museums and private collections around the world. The curtain still remains protected within her family.

Prayers

Before Uchucklesaht Tribe Events or Meetings—it is common practice for a person to start the session with a prayer to the Creator on behalf of the Uchucklesaht People.

Talking Stick

The talking stick used to be the instrument of aboriginal democracy in the past. It would be passed around amongst a group of leaders as a symbol of their authority to speak. This method was used in order to give everyone a chance to speak. Today, the Uchucklesaht Tribe Government practices a more common Roberts Rules of Order in which the Chief Councillor is responsible for chairing and ensuring those Rules of Order are followed. The Uchucklesaht Tribe Government would like to once again incorporate our traditional practices with the more modern ones and so will be hiring a local first nation carver to carve a Uchucklesaht Tribe Taking Stick for the Uchucklesaht Tribe Government.

Traditional Foods

The Uchucklesaht Tribe People collect a variety of traditional foods from the mountains and ocean in their territory.

Salmon has always been the most common food that has been smoked, canned and dried and many of the salmon was fished in Kildonan or in the Barkley Sound.

Deer and Grouse have been hunted in the mountains surrounding the Tribe's territory, from Useless Inlet, to Ehthlateese and to the back of the Henderson Lake. Berries are collected in the villages and in the mountains.

Bottom Fish such as Rock Cod and Halibut, Sea Urchins, Clams, Prawns, and Oysters continue to be harvested everywhere from Ehthlateese to out into the Broken Group in the Barkley Sound.

Being able to provide to the Uchucklesaht Tribe People their traditional foods is important to the Uchucklesaht Tribe. Every year the Nation hires contractors to fish salmon, halibut, black cod, and various other traditional foods for the people and distributes these foodstuffs to all interested Uchucklesaht Tribe citizens. Traditional foods, culture, language and practices contribute to a healthy lifestyle for our First Nation people.



Culture and Heritage

Every Wednesday there are traditional workshops available for Uchucklesaht Tribe People: topics covered include harvesting cedar, weaving cedar, picking grasses (for creating traditional regalia or other items), preserving salmon, berry picking and making preserves, language practices, drum making, and many other common traditional practices.

It is the Uchucklesaht Tribe Department of Human Services that is responsible for setting up the Culture and Heritage Activities for the Uchucklesaht People, and these workshops are a critical way of ensuring that skills and knowledge are passed along to every generation.



Uchucklesaht Enrollees by Location

As of March 31, 2015	Total	Ages 0-14 Children	Ages 15-29 Youth	Ages 30-54 Adults	Ages 55+ Elders
Abbotsford, VAN	1	-	-	1	-
Beaver lodge, AB	4	-	2	1	1
Burnaby, VAN	1	-	-	-	1
Calgary, AB	4	2	-	2	-
Camrose, AB	1	-	-	1	-
Chemainus, BC	1	-	-	1	-
Chilliwack, BC	1	-	1	-	-
Coquitlam, BC	1	-	-	1	-
Courtney, BC	1	-	1	-	-
Delta, BC	3	1	1	1	-
Dupont, WA	1	-	-	1	-
Duncan, BC	2	1	1	-	-
Fife, WA	1	-	1	-	-
Fountain Valley, WA	1	-	-	1	-
Harrah, WA	1	-	-	-	1
Kamloops, BC	2	-	2	-	-
Kildonan, BC	2	-	1	1	-
Lacey, WA	1	-	-	-	1
Ladysmith, BC	2	2	-	-	-
Lake Stephens, WA	4	2	1	1	-
Lantzville, BC	1	-	-	1	-
Moxee, WA	1	-	1	-	-
Nanaimo, BC	25	4	13	7	1
Neah Bay, WA	3	2	-	1	-
Parksville, BC	5	-	3	2	-
Port Alberni, BC	85	23	20	32	10
Port Coquitlam, BC	2	-	-	-	2
Penticton, BC	1	-	-	1	-
Port Renfrew	1	1	-	-	-
Qualicum, BC	3	1	1	1	-
Redmond, WA	1	-	1	-	-
Radisson, SK	3	-	1	2	-
Regina, SK	1	-	-	1	-
Seattle, WA	4	-	2	2	-
Sherwood Park, AB	1	-	-	-	1
Surrey, BC	3	-	1	2	-
Tacoma, WA	2	-	1	1	-
Toppenish, WA	3	-	1	1	1

Maa-Nulth Final Agreement Overview

The MFA was negotiated by the Government of Canada, the Government of British Columbia and the MFN. The five MFNs are Yuuʷuʷiʔiʔath (Ucluelet) First Nation, Huu-ay-aht First Nations, Toquaht Nation, Ka:'yu:'k't'h'/Che:k'tles7et'h' First Nations, and Uchucklesaht Tribe, all located on the west coast of Vancouver Island. The MFNs represent about 2,000 people. Maa-nulth means “villages along the coast” in the Nuu-chah-nulth language.

The MFA is among the first Final Agreements reached in the province under the British Columbia treaty process. The MFA sets out each MFNs rights and benefits respecting land and resources, and self-government over its lands and resources and its enrollees. The MFA provides certainty for all parties with respect to ownership and management of lands and resources and the exercise of federal, provincial and MFN governmental powers and authorities.

The negotiation of a MFA marks Stage Five of the six-stage British Columbia treaty process, and is the conclusion of substantive treaty negotiations. Once ratified by all parties, the MFA will become a treaty through legislation. It will be a constitutionally-protected legal agreement which creates mutually binding obligations and commitments.

The Uchucklesaht Tribe includes 233 hectares of former reserves and 2,834 hectares of additional lands.

The MFA will operate within the framework of the Constitution of Canada, and the Canadian Charter of Rights and Freedoms will apply to the MFN governments.

The MFA contains constitutionally-protected self-government provisions. With the exception of determining Indian status, after a transition period the Indian Act will no longer apply to the MFNs, their lands or the Maa-nulth-aht (those people who are enrolled in and will benefit from the treaty).

The Final Agreement requires that each MFN have a constitution that sets out the structure of MFN government and ensures it is democratically and financially accountable to the Maa-nulth-aht and MFN enrollees. At the discretion of each MFN, its constitution may provide for the inclusion of Ha'wiih (Nuu-chah-nulth hereditary chiefs) in its government structure, however, the majority of representatives within each MFN government will be elected. Each MFNs constitution will come into force on the effective date of the treaty.

The MFA contains law-making powers for matters related to lands, resources, and other areas of governance. MFN areas of authority include the delivery of health services, adoption, and education in kindergarten to grade 12, and public works.

Part 3: Vision, Values & Guiding Principles

Community Vision

Values & Guiding Principles



Community Vision, Values, and Guiding Principles

Community Vision Statement

The following vision statement was derived from the MFN treaty vision statement, and other UTG planning processes:

Through the Official Community Plan process, we will achieve certainty for our people through the establishment of land designations to promote clean water, land, oceans, and ocean bottoms. As we have established Self Determination through Self Governance, we wish to protect the positive benefits we now possess. We strive to achieve further governmental recognition and protection of our rights in whole. We have the same vision for our future that our forefathers had, and we must always work to fulfil that vision. Land use certainty will allow us to survive and prosper within our homelands.

It is important that we as Indigenous peoples remember the past, fully aware that we are taking the knowledge of our ancestors with us. With that in mind, the Uchucklesaht people believe in tying the traditions of land use in the past to growth and change in the future. We will never forget that we borrow the lands from our children. Their future is safe in our hands.

Values and Guiding Principles

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

Part 4: Land Use, Goals, and Policies

Land Use Designations

Climate Change Mitigation & Greenhouse Gas Targets

Land Use Policy Development



Land Use, Goals, and Policies

Careful consideration has been given to the current, short-term, and long-term use of the Treaty Settlement Lands. Much of the land base includes areas where development should be restricted or avoided – that is, not all lands under UTG control are intended for development. Other lands are identified as sites for the current and future concentration of well-managed growth and development.

Growth will reflect the cultural, social, environmental, and economic development goals of the Tribe, and maximum care will be taken with areas of cultural or spiritual significance and for lands with high environmental values. The four pillars of sustainability - social, cultural, economic, and environmental – shape all land use goals and policies in this Plan.

Official Community Plan Map Designations

OCP map designations are shown on Schedule B.

The purpose of an OCP land use designation is to ‘match’ UT TSL with the vision, goals, and objectives set out in Schedule A. These designations represent a generalized description of current and future land uses. The OCP is primarily a guiding document as defined by the *UTG Planning and Land Use Management Act* development standards including. However, an OCP can regulate and establish Development Permit Areas, for the purposes of regulating use, such as densities, setbacks, buffer zones, etc. Enforcement of DP Areas are administered through the corresponding Zoning Act. Reference should be made to the Zoning Act when considering a new land use or prior to the construction of any building or structure.

The boundaries for the land use designations generally follow available boundaries, such as watercourses, lot lines, roadways, or other features on the landscape. Where the boundary is not tied to a particular feature, the line shown on the map should be considered approximate. Any questions on the location of land use designation boundaries will be heard and decided upon by the Legislature.

The following section defines each land use designation, and then the next section sets out goals, objectives and actions for development on the lands within each land use designation. These land use designations are the guide for more detailed zoning maps and the Zoning Act that implements this plan.

The Plan includes the following land use designations, most of which are mixed use, with a defined level of each use, included in the zoning designation:

- Villages (V)
- Community Use Areas (CUA)
- Resource Stewardship Areas (RSA)
- Traditional Use and Harvest Areas (TUHA)
- Environmentally Sensitive and Hazardous Areas (ESA)
- Foreshore Areas (FA)

There are also Goals, Objectives and Policies that apply to actions and approaches that are recommended as part of the implementation of this OCP. These are included in the following categories:

- Uu-a-thluk / Parks and Natural Spaces
- Residential Growth Management and Housing
- Sustainable Economic Development
- Community Services, Transportation, and Infrastructure
- Climate Change Mitigation and Greenhouse Gas Reduction
- Culturally Significant Development Permit Area (CSDPA)

In total, these Goals, Objectives, and Policies serve as a road map to our desired future.

General Development Policies for All Land Use Designations

Goal: To ensure that all development is environmentally, socially, culturally, and economically sustainable, and of a high standard.

Objectives

1. Promote good stewardship and best practices of UTG lands, and foreshore.
2. Ensure that development takes place where adequate facilities exist, or can be provided in the future in a timely, economically, culturally sensitive, and efficient manner.
3. Ensure there is an adequate inventory of suitable UTG lands and resources for future settlement.

Policies

The following policies apply to all land use designations:

1. Where applicable, the guidelines outlined in this section for the Culturally Significant Development Permit Area and the Environmentally Sensitive and Hazardous Lands Development Permit Areas apply to all TSL.
2. Historic land use holdings and expressions of residential interest must be appropriately considered in any development plan.
3. Existing gravesites of the Uchucklesaht Tribe people must be respected and land uses shall not conflict with these gravesites.
4. Open spaces shall be an integral part of any area. Not all lands within the TSL will be developed.
5. Traditional and current land-based or water-based transportation routes will be considered when planning new developments.
6. Foot trails may occur within any land use designation, provided they are low impact and do not conflict with or infringe upon adjacent uses.
7. Community gardens, greenhouses, and non-soil based agriculture pursuits may be permitted in any land use designation, subject to the regulations detailed in the Zoning Act.
8. The UTG, in consultation with its citizens, shall establish the areas available for lease to non-enrollees.
9. In general, new development will be directed to areas outside of the tsunami and 200-year flood zones, and natural hazard areas.

Villages (V) Land Use Designation

This land use Designation includes existing village sites, future village sites, and historic sites. Even if a site is not currently used for residential uses, it may still have important value as an historic site, future use site, or gathering places for spiritual, cultural, and educational uses.

Goal: To ensure that our villages (current and future) are places that provide for a variety of land uses to support healthy and vibrant community life for citizens of all ages.

Objectives

1. Ensure that Villages will be developed as complete communities with a mix of residential, community, commercial, business, and recreational uses – village sites will contain a mix of lands in the Village designation (predominately residential) and the Community Use Area designation (predominately support uses for the residential development).
2. Adequately research the potential impacts (both positive and negative) of proposed developments on existing and planned uses within the village sites before proceeding with a new land use.
3. Concentrate on expanding uses and investing in infrastructure that will have the maximum benefit for our citizens.
4. Maintain village sites primarily for the use of our citizens.

Policies

The following policies apply to lands within the Village Land Use Designation:

1. We will investigate the potential for new development in Ehlhateese, Cowilshil, Barkley Township, ?ami-q (Snug Basin), and along the Houtchucklis (Henderson) River.
2. We will seek out ways to bring cultural uses and facilities into the village sites.
3. Our villages will be centres of health and healing, safe and welcoming for our members.
4. We will undertake the preparation of a Village Plan for all of our current and potentially for our future villages. The Village Plan shall contain specific goals, objectives and implementation measures for each village site.
5. UTG will maintain, review, and update an emergency plan on an annual basis for all the village sites and ensure citizens are aware of what to do in any emergency.

Community Use Areas (CUA) Land Use Designation

This Designation may include uses such as spiritual, cultural, recreational, educational, gathering spaces, commercial, tourism, community services, parks and natural spaces, temporary light industrial and commercial uses.

Goal: To identify lands that provide economic and community support for our citizens and contain spiritual, cultural, recreational, educational, gathering spaces, commercial, tourism, community services, parks and natural spaces, temporary light industrial and commercial uses.

Objectives

1. Provide opportunities to participate in long term, sustainable economic activities that provide jobs and training opportunities for citizens living on TSL lands.
2. Build capacity in a wide range of activities (for example fisheries, tourism or resort accommodation).
3. Respect the rights to privacy and home life and home sites and do not allow for uses that conflict with these rights.
4. Be open to a wide range of potential uses that could benefit home sites and our people.
5. Encourage development that works with the lands and our history.

Policies

The following policies apply to lands within the Community Use Areas land use designation:

1. Uchucklesaht Tribe Government will consider the Community Use Areas to be the generators of economic and social activities that are compatible with adjacent village sites.
2. Access on good quality year round roads is critical to the success of the Community Use Areas. The Uchucklesaht Tribe Government will work with other agencies to ensure roads are developed on our lands.
3. Only uses that do not harm or negatively impact the quality of life of village residents will be considered within the Community Use Areas.
4. The potential for licensing businesses (for citizens and non-citizens) will be investigated for any existing or new use on our lands.

Resource Stewardship Areas (RSA) Land Use Designation

This designation includes the open spaces where agriculture/aquaculture, forestry, range, marine uses, tourism (such as recreational tenures, docks, and/or marinas), industrial, energy, aggregate & mineral resource extraction, traditional use and harvesting, and recreation uses may be permitted.

Goal: To control, manage and develop natural resources within our Treaty Settlement Lands both for economic benefit and to maximize our role as caretakers of the land.

Objectives

1. Manage the resources and the lands as a whole with a timeframe that considers not just current proposals but the impacts on future generations.
2. Maintain a proactive approach to managing the lands instead of reacting to the development plans of other agencies and governments.
3. Ensure that the benefits obtained from resource use or extractions are retained by our citizens.

Policies

The following policies apply to lands within the Resource Stewardship Areas land use designation:

1. Local monitoring and enforcement will be implemented to ensure the proper use of our resources.
2. Trails will be permitted and expanded in this designation; the economic benefit of trails for attracting tourists and supporting spin-off businesses is recognized.
3. The development of new employment opportunities in the resource lands will be viewed as an important way to bring our members home.
4. The management of the forests and the fisheries will meet present needs without compromising the needs of future generations.
5. We will look for new opportunities to expand agricultural activities on our lands, with high value crop production as an economic generator and a way to provide resources to our members.

Traditional Use and Harvest Areas (TUHA) Land Use Designation

This designation includes those areas where activities such as hunting, fishing, trapping, gathering food & medicines have taken place from time immemorial.

Goal: To protect and sustain those lands where activities such as hunting, fishing, trapping, gathering food & medicines have taken place from time immemorial.

Objectives

1. Protect sacred sites (including gravesites) from any other land uses or unintended consequences of development.
2. Commit to a time frame that considers the impact of activities over generations.
3. The protection of these areas is more important than introducing new uses on them.
4. Ensure that the benefits from hunting, fishing, and gathering of medicinal plants will go first to our own people.

Policies

The following policies apply to lands within the Traditional Use and Harvest Areas land use designation:

1. Educational and mentoring opportunities will be fully developed and formalized to ensure that future generations have full understanding of the history and traditions of UT.
2. New burial areas must be created and lands must be marked for future burial sites. These lands must have the highest level of protection.
3. Areas where plant species that support traditional medicine and cultural activities must be protected from any uses that will infringe on these sites or cause the intrusion of invasive species.
4. It is recognized that the boundaries of traditional use and harvest areas may overlap with other First Nations and among families within our own Nation. These boundary issues will be dealt with using traditional customs.
5. Communal smokehouses shall be permitted in all areas subject to UTG approval.

Environmentally Sensitive and Hazardous Areas

There are many areas within UT TSL with steep slopes, rocky outcrops, environmentally sensitive features, lakes, wetlands, and watercourses. This designation includes those areas that are sensitive to disturbance due to site-specific environmental factors.

Goal: To protect the natural environment.

Objectives

1. Identify environmentally sensitive and hazard areas.
2. Protect the quality and quantity of ground water and surface water.
3. Manage stormwater and runoff.
4. Develop settlement patterns that minimize the risks associated with natural hazards.
5. Protect all natural features, functions, and conditions vital for stream health and productivity.
6. Reduce and eliminate practices that contribute to erosion hazards.

Policies

1. UTG may identify Development Permit Areas (DPA) to protect areas within the Plan Area that are environmentally sensitive to development, and/or that are subject to hazardous conditions. This includes, but not limited to tsunami zones and 200-year floodplains, steep and/or unstable slopes, riparian areas, wetlands, and the coastal shoreline. Schedule C delineates the Tsunami Hazard Zone and Natural Hazard Zone (slopes >30%).
2. Reference will be made to the regulatory requirements outlined in the *Uchucklesaht Tribe Government Environmental Management Plan*, and *Standard Operating Procedures, March 2011*.
3. If development is proposed in an area identified as environmentally hazardous or sensitive, the development is not permitted unless an exemption applies, or an owner obtains a Development Permit (DP) as described under Part 5 of the *UT UTG Planning and Land Use Management Act*.
4. Continue to engage in studies to determine environmentally sensitive, and/or environmentally hazardous areas when feasible.
5. Along with DPA guidelines in this OCP, UTG may establish guidelines through the Zoning Act to specify any further restrictions on development in areas identified as environmentally sensitive or hazardous.
6. The Zoning Act and/or DP guidelines shall consider including the following:
 - a. Due to the safety hazards associated with steep slopes, building shall be discouraged on slopes exceeding 30%. A geotechnical assessment done by a qualified professional may be required for all construction on slopes between 20-30%.
 - b. New development near escarpments that have a slope in excess of 30% shall be set back at a site-specific distance. In no case shall new development be less than 15m from the top or the toe of the slope, in order to reduce the impact of erosion and slumping. The only exception is for trails and viewpoints.
7. Consider the floodplain and tsunami zone when reviewing proposals for development (Schedule C).
8. Recommend development of guidelines or legislation establishing the distance required between the high water mark and adjacent development (riparian setbacks) that exceed Provincial standards.

9. UTG will work to address erosion issues, especially within residential areas, and along the foreshore in areas where development exists and where development is planned.



Photo: Henderson Tree

Foreshore Areas

This designation includes a 200m section of the surface of the water, extending from the high water mark. This use allows for marinas, ocean focused industrial uses, as well as commercial, institutional, open space, and public use. Foreshore Areas are indicated on all of the OCP maps.

Foreshore areas are integral to the culture, economy, and environment of the Uchucklesaht Tribe. UTG can regulate activities within the foreshore areas, such as unsightliness, buildings and structures, and other types of uses. The UTG Foreshore Agreement further outlines foreshore jurisdiction. Where there is discrepancy between the UT Foreshore Agreement and this OCP, the former shall prevail.

Goal: To maintain a healthy foreshore environment where ecosystems and cultural sites remain intact.

Objectives

1. Ensure there is limited visual and environmental impact to the foreshore from development.
2. Retain the majority of the foreshore in an undeveloped state.
3. Ensure public access to all foreshore areas.

Policies

1. Maintain public access to the foreshore and consider including public accessibility as part of any waterfront development. Considerations for these accesses shall:
 - a. Respect environmental and cultural values of the foreshore;
 - b. Respect uses of the upland;
 - c. Ensure that access points are practical for public use, and consider developing minimum distance between public foreshore access points.
2. UTG shall recommend development of regulations prohibiting the disposal, deposit, or burning of garbage in the Foreshore Area.
3. Foreshore and marine uses should not significantly alter important natural features and habitat.
4. The UTG TSL foreshore should be protected from activities that have detrimental environmental or cultural impacts.
5. Forms of permanent marine residences, such as float homes, may be permitted when sited in accordance with building and Zoning Acts.
6. Docks, wharves, floats, rafts, and other infrastructure in the foreshore shall use non-toxic building materials (including treated wood), and shall be durable in aquatic environments.

Uu-a-thluk / Parks and Natural Spaces

Uchucklesaht Tribe culture teaches Isaak (respect) for land, resources, water, and people. Throughout all land use designations, this Plan encourages the inclusion of open space or undeveloped areas near development locations and residential areas. In an effort to ensure that environmental, recreational, and cultural values are respected as development takes place, this OCP identifies policies to guide the development of current and future Parks and Natural Open Spaces. Parks and natural spaces are permitted across all OCP designations. Existing Parks enacted under the UTG Park Act, within and adjacent to TSL include, 1) Houtchucklis Henderson Lake Park, 2) Houtchucklis Hi'ne'is (end of lake) Park, and 3) Tiitskin Paawats Park

Goal: To preserve environmental, recreational, and cultural values through the designation of park areas and the protection of natural spaces.

Objectives

1. Incorporate undeveloped space into the community.
2. Provide natural green spaces throughout the TSL.
3. Protect environmentally and culturally significant areas.
4. Promote healthy, active living.

Policies

1. Encourage identification and protection of trails and greenways to form a continuous network of pathways throughout the TSL.
2. Protect established trails, greenways, and open spaces for land conservation and park planning to serve both recreational and conservation functions.
3. Develop an Open Space or Green Space Network Plan.
4. Continue to work with BC Parks to develop and implement strategies of a co-management plan for the Tiitskin-Paawats Protected Area.
5. Allow for the permanent establishment of additional parklands through UTG legislation; the focus will be on environmentally and culturally sensitive areas.
6. Foster relationships with other agencies (e.g. Province, Canada, other First Nations, and private landowners) in the development of public recreation infrastructure.
7. Recreational day and multi-day use areas may include water access, picnicking areas, campsites, and connection to a nearby trail system. If recreational areas are established, associated amenities (boat launch, picnic area) will be designed to have a small footprint and to complement the surrounding natural setting.

Residential Growth Management and Housing

There is a demand for increased housing on UT lands, and there are areas currently under consideration for residential development. The Villages Land Use Designation illustrates these areas. Currently Ehlthlateese (also referred to as Kildonan) has approximately 10 single family residential homes, and 1 six-plex. Outside of the main village, rural housing will be permitted within portions of the Villages and Community Use Areas Designations. This section develops specific objectives and policies that relate to housing in these two Land Use Designations.

Residential development is highly dependent on access. Access to the village is by logging road or boat (both weather dependent). There is no regular road access during the winter months.

As economic opportunities and infrastructure (roads, housing, services) improve, it is anticipated that the demand for housing at home will increase. The first step in identifying a home site for a Uchucklesaht enrollee is to begin the process of applying to the UTG for a residential interest. The process for a residential interest includes the initial application, property survey, grant of property, and registration. Overall, this Plan encourages our citizens to move home.

Goal: To encourage compact, complete, and diverse residential development that meets the needs of UT citizens.

Objectives

1. Provide adequate, affordable, and appropriate housing for UT enrollees
2. Provide a range of housing types, ownership, and densities, which meet the diverse and changing needs of individuals and families of varying income levels, age groups, lifestyles, and abilities.
3. Allow for appropriate residential development outside of the main village of Ehlthlateese
4. Create and preserve links between residential communities and rural open spaces, including parks and recreation areas

Policies

1. Establish an historic residential land use holding registry.
2. Support residential development in the main village of Ehlthlateese that:
 - a. Concentrates the greatest densities of residential activity near the centre or focal area
 - b. Maintains a coastal 'sense of place' and are aesthetically pleasing
 - c. Provides for a range of housing options by location, lot size, type, and price
 - d. Provides for safe public access to and from roads and driveways
 - e. Provide low-rise buildings and consider a maximum height of two storeys for:
 - i. Single and multi-family housing
 - ii. Single occupancy housing
 - iii. Elder housing
3. Evaluate proposals for multiple family developments on the basis of the neighbourhood context, site size, scale, density, access and availability.
4. Support development of affordable, rental, and special needs housing by considering strategies, policies, and legislation such as:

- a. Development of a housing strategy that proactively examines the tools and mechanisms to facilitate affordable housing.
 - b. Integration of rental, ownership, market and non-market housing within neighbourhoods and buildings.
 - c. Matching the type, tenure and price of the housing stock with the income levels and demographics of the community.
 - d. Creation of an urban growth boundary, greenbelt system, servicing limit, or similar measure, along with complementary policies to increase housing choice and supply within the developable area.
 - e. Establishing guidelines to determine the number or percentage of housing units available for occupancy by owner and renter, including secondary suites.
 - f. Consideration of a range of options for home ownership, e.g. rental, lease, co-operative housing, subsidized housing, etc.
5. Consider implementing accessible planning legislation which would involve:
 - a. The conducting of an accessibility audit;
 - b. The development of an accessibility plan;
 - c. The creation of an advisory committee to assist UTG in conducting a. and b. above, and advising UTG on other issues affecting people with disabilities
 6. Any commercial activity occurring in or near areas designated for residential use should be limited to small scale businesses that serve the community.
 7. For rural residential areas, UTG shall give consideration to:
 - a. Requiring minimum lot sizes that can accommodate septic disposal and on-site water;
 - b. The potential location of utilities;
 - c. Wildlife values and green corridors, including transportation links between centres of rural residential development;
 - d. Maintenance of recreation and trail links;
 - e. Inclusion of a variety of lot sizes, to accommodate more rural lifestyles and a range of economic needs; and
 - f. Allowing a wide range of home-based business opportunities to provide part-time occupations and small-scale enterprises, as permitted through the Zoning Act.
 8. Advocate for and encourage the removal of float homes attached to and fronting TSL. UTG may consider permitting individual float homes on a case-by-case basis, where the proponent can demonstrate that it meets all building standards, does not restrict access to TSL, and does not pose any environmental hazards.
 9. Ensure that any rural residential development associated with legal resource tenure (e.g. trapline, mining claim, and aquaculture farm) conforms to the applicable Provincial and/or Federal regulations for buildings.
 10. Prioritize an overall building and infrastructure inspection to identify maintenance and capital priorities. Budgets should take into consideration the overall maintenance of housing and utility infrastructure, as well as other projects that benefit the community, with consideration for short term priorities, and long-term capital projects.

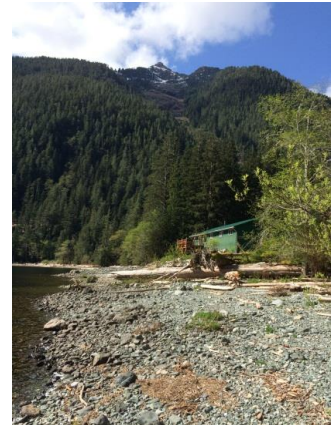
11. Trapline cabins on TSL shall conform to the BC Trapline Cabin Policy, December 2013, and any amendments thereto. Exceptions to this policy:
- a. On TSL, there is no requirement for distance between a trapper's primary place of residence, and the trapline cabin.
 - b. Other Provincial Acts and Regulations do not apply to TSL



Photo: 6-plex in Kildonan

Sustainable Economic Development

Local employment opportunities include UTG positions, fisheries, and forestry. While these provide excellent careers for some citizens, other factors that contribute to limited economic opportunities include a small population, remote location, no road access, and the rural character of our lands and the wider area. UTG supports the development of an Economic Development Plan to identify ways to ensure the economic benefits flow from the opportunities of the Treaty. These benefits include, but not limited to, sand and gravel extraction, forestry, commercial fishing, shellfish aquaculture, power projects, commercial recreation tenures, cultural tourism, and land development (refer to the MFA side agreements for additional information).



The Plan maps show the approximate locations of existing commercial and industrial activity on and immediately adjacent to the TSL, as well as areas for potential future resource extraction. Other uses are also currently operating on the lands: Green Cove Store, located in Uchucklesaht Inlet, is maintained and operated by the UTG. When in operation, has a small inventory of grocery items and fishing gear, as well as fuel. The village of Elhlatesse is primarily residential in nature, however residents take part in both commercial and food fishing, forestry, and artisan. UTG also employs local residents for fisheries monitoring, boat driving, and village maintenance. The former fish hatchery, Henderson Lodge, sees limited commercial use, as it is used by both Uchucklesaht and non-Uchucklesaht enrollees.

Tourism, forestry, fisheries, hydro-electric projects, rental housing, residential leases, and sales of bulk water are all sources of untapped economic opportunity for UT within the next 5 to 10 years. Future commercial expansion is expected to be accommodated within areas designated for Community Use. Additional sustainable resource-based commercial and industrial activities are expected to occur within the Resource Stewardship Areas designation.

Goal: To promote a prosperous and sustainable local economy that encourages self-sufficiency and generates inter-generational wealth and opportunity, as well as enhancing our culture.

Objectives

1. Promote economic development that is compatible with the culture and traditions of the UT.
2. Maintain the integrity of a secure and productive resource base.
3. Promote the service, residential, tourism, forestry, and fishery sectors.
4. Encourage our cultural artisans.

Policies

In areas designated as Community Use Areas, the following policies apply:

1. UTG shall consider how each development proposal aligns with its goals and objectives for sustainable growth.
2. The commercial activities allowed near residential designations are intended to serve the needs of the local community.

3. Suitable vegetated buffer areas are required around commercial developments that border on residential and park areas. Buffer areas shall be maintained and shall re-use local organic material removed during construction.
4. The commercial use must be compatible with the character and uses of the surrounding area.
5. No commercial use shall unnecessarily limit public access along the foreshore.
6. Appropriate facilities shall be provided for safe public access to and from roads, and/or waterways. This includes areas such as the Village wharf and parking areas.
7. UTG should consider the issuance of Temporary Commercial Permits, contingent upon the applicant providing:
 - a. A detailed description of the proposed use and the duration of proposed activity;
 - b. Plans for mitigation of any potentially harmful impact on the environment and the local community;
 - c. Provision of a security (bond) to the UTG to guarantee performance of the terms of the permit;
 - d. A plan for rehabilitation of the site following the discontinuance of the proposed development; and
 - e. Any other information that the UTG Legislature may require to fully evaluate the application.

In addition to the policies outlined above, policies for proposed and future industrial activities contained within the Resource Stewardship Land Use Designation Areas include:

8. Resource extraction within a Resource Stewardship designation shall be subject to the appropriate UTG legislation. This may include a plan for restoration, environmental review of sensitive and hazardous areas, and a review of culturally significant sites.
9. The UTG will work to minimize the ecological footprint of industrial activities within the Resource Stewardship designation. For example, any high intensity industrial activity shall be concentrated, rather than dispersed throughout the landscape.
10. Upon abandonment or termination of resource extraction operations, these areas shall be remediated to their natural state as soon as possible through slope grading, landscaping, road deactivation, and reforestation.
11. The UTG may consider the issuance of Temporary Industrial Permits. The applicant may be required to provide:
 - a. A detailed description and duration of the proposed use;
 - b. Plans for mitigation of potentially harmful impact on the environment and the community;
 - c. Provision of security (bond) to the UTG to guarantee performance of the terms of the permit;
 - d. A plan for rehabilitation of the site following the discontinuance of the proposed temporary use; and
 - e. Any other information that the UTG may require to fully evaluate the application.
12. Ensure the preparation of yearly and multi-year forest development plans that include:
 - a. an inventory of areas that are sensitive to forest development, considering environmental, cultural, and other values;
 - b. measures taken to protect areas within and adjacent to forest development activity;
 - c. measures for follow-up land rehabilitation and reclamation, and

- d. consultation procedures with residents and tenure holders that could be affected by the forest development activity.
13. The UTG may consider partnering with other organizations to develop appropriate hydro-electric projects on TSL. Projects will be considered appropriate based on assessment of environmental, cultural, and economic factors.
14. Depending on the nature and location of proposed development and resource extraction within this designation, the UTG may choose to designate a commercial or industrial site as a Development Permit area in order to provide a greater degree of control over the form and character of the development.
15. The continued use of the Elbow Creek as a boat launch for forestry activities shall be discouraged. Site rehabilitation is recommended, as is the redevelopment of the boat launch as a camping and picnic area.

Sand and Gravel Policies (Aggregate)

1. The location and approximate extent of known gravel deposits, within the Plan Area, are shown on the Plan maps. These sites require further field verification for suitability. Some may be unsuitable for extraction purposes due to environmental or cultural sensitivity.
2. Gravel extraction is recognized as a permitted use in the Resource Stewardship Land Use Designation. It is not permitted in areas for residential use, or areas protected for environmental or cultural reasons.
3. Standards must be met for engineering, bonding, reclamation, environmental concerns, public health, and stability and safety on sand and gravel deposits.
4. Management of gravel resources shall include time frames for phases of extraction.
5. In order to maintain the ecological and visual quality of the landscape of the Plan Area, the UTG will consider establishing an application process to encourage proponents to:
 - a. Maintain a vegetative buffer around operations;
 - b. Reclaim exhausted or unused gravel pits through planting and landscaping;
 - c. Incrementally reclaim exhausted portions of gravel pits which are still in use.
6. Any application process for gravel pit operations will specify environmental, engineering, operating, and security/bonding requirements as part of the application process.

Community Services, Transportation, and Infrastructure

Resilient communities have a diverse local economy, affordable housing, green space, and are culturally vibrant and environmentally rich. The transportation, infrastructure, and administrative service provided by UTG must work towards creating resilient communities.

There are several factors to consider when examining community services, transportation, and infrastructure within the Plan Area. Most of the TSL are remote and can be accessed only by air and water. Within the Plan Area, the village of Ehlthlateese is the only existing community centre and is the only area with community services and infrastructure including:

- Wharf access
- Boat launch
- Small network of gravel roads
- Visitor accommodation
- BC Hydro generating station
- Chlorinated water system
- Internet and limited cellular service
- Septic systems
- Garbage disposal
- Health centre

Ehlthlateese has seen some significant improvements to its infrastructure over in 2012-2014. In 2013, a new BC Hydro generating station was installed, as well as a new water system. Infrastructure maintenance and improvements will continue, as funding permits.

Areas that are the focus for new infrastructure development are within the Villages and Community Use Land Use Designation Areas. These areas encourage a mix of uses and will be the focus areas for future residential development. Within these Designations the following are included:

1. Institutional/Public Service Area – Community and public services, including places of assembly, recreation facilities, cultural facilities, government offices, care facilities.
2. Utilities and Transportation Areas – Major public utilities such as sewage systems, energy supply systems, water reservoirs and major roads.
3. Residential – Permits a range of housing types, ownership, and densities, which meet the diverse and changing needs of individuals and families of varying income levels, age groups, lifestyles, and abilities such as single family, duplex, and multi-family housing.
4. Commercial – Service based commercial activities as well as activities such as retail, visitor accommodation, and offices.

Goal: To construct safe and efficient community services, transportation, and infrastructure.

Objectives

1. Promote the efficient movement of goods and people while making effective use of transportation and utility corridors;
2. Ensure the safe disposal of solid, liquid, and hazardous wastes;
3. Promote public health and well-being;
4. Encourage cultural knowledge and teachings within the community services provided.

Community Buildings and Infrastructure Policies

1. In the future, once priority surveying and site assessments have been conducted for the Plan Area, it is recommended that more detailed mapping be conducted so the OCP may include geo-referenced and surveyed maps for the following:
 - a. Road access and expansion routes;
 - b. Transportation network for active transportation routes;
 - c. Public utilities and infrastructure including solid waste disposal, and a community sewer system.
2. Consider upgrades to nurses' station, dock and wharf, removal of old school building, and land reclamation around residential areas.
3. Those with historic land rights that may be affected by any proposed development must be consulted as early as possible in any proposed development.
4. This Plan supports the location of major institutional and significant public facilities intended to serve the entire community within or close to community centres. This includes lands for education, health care, and public wharfs.
5. Compliance to the UTG Moorage Regulations is required.
6. A multi-use designation philosophy, rather than single purpose, shall be considered in the design and development of new public recreation and health care facilities.
7. Community facilities and infrastructure development in community centres shall be supported in so far as the development:
 - a. Maintains the coastal 'sense of place', and are aesthetically pleasing;
 - b. Ensures the design and construction is compatible with UT culture and natural environment.
8. The backup power supply will be evaluated as to adequacy in emergency situations.
9. Health and safety plans will be developed and may include the following:
 - a. Solid and liquid waste management plan
 - b. Community watershed management plan
 - c. Air quality management plan
 - d. Community Wildfire Protection Plan
 - e. Dangerous wildlife protection plan
 - f. Environmental management plan
10. Partnerships with other First Nations and ACRD are supported if they assist in the development of emergency services for our citizens.

Transportation Policies

1. The role of existing historic resource access roads throughout UT TSL shall be researched as these roads relate to achieving a number of goals, including wildfire control, forest management, and hunting, fishing, and gathering opportunities.
2. UTG shall develop transportation networks of pathways and trails to connect neighbourhoods, destinations, and facilities among developments.
3. Any plans for future development will consider the existing pedestrian activity/movement within community centres.

4. UTG shall strive to provide infrastructure associated with public transportation, including boats, emergency vehicles, village road access, shelters, and pedestrian routes, in order to increase accessibility.

Solid and Liquid Waste Policies

1. UTG will encourage waste reduction, composting, and recycling.
2. Provincial and Federal Government guidelines will inform the development of regulatory tools, such as setbacks for buildings, and sewage disposal systems adjacent to water, and the removal of vegetation from these areas.
3. UTG will encourage appropriate disposal of derelict vehicles, boats, motors, and other machinery and appliances to eliminate related leaks and spills of petroleum products and other hazardous waste.
4. UTG will recommend development of a transfer process and/or facility to ensure the safe handling and storage of solid and hazardous waste, to include additional recycling options, and to consider green technologies.
5. UTG will continue to explore opportunities to partner with ACRD to ensure effective solid waste management services are implemented.

Water Supply Policies

1. Land use activities that require the disposal of waste, including sewage effluent, should be prohibited where those uses would potentially impair the quality of surface or ground water resources to the detriment of existing or future users.
2. UTG will ensure year-round water supply to existing and future users. New users may be subject to connection fees.
3. UTG will work to protect essential watershed areas from development activities that could impair fresh water supplies.
4. Design and construction of roads and other forms of development should minimize the risk of contamination and disruption to natural watercourses, runoff, and groundwater.

Climate Change Mitigation and Greenhouse Gas Reduction

Responding to climate change is increasingly important for coastal communities. There are several considerations when discussing climate change and greenhouse gases (GHG).

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

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

The connection between local GHG levels and climate change has been recognized as a global trend. In BC, several local government agencies have signed the BC Climate Action Charter, making a commitment to:

1. Measure and report on GHG emissions in their community;
2. Create compact, more energy efficient communities.

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

Goal: To actively and deliberately manage the impacts of climate change and reduce contributions to greenhouse gas emissions.

Objectives

1. Develop plans for an adequate energy supply and promote conservation and efficient energy use.
2. Investigate the use of alternative forms of energy.
3. Reduce and prevent air, land, and water pollution.
4. Consider to the impacts of climate change in all land use decisions and assess the risks and vulnerabilities of climate change.
5. Reduce GHG emissions.

Policies

1. UTG will assess the impacts of climate change on the community and explore climate change adaptation strategies that will strengthen community resiliency to climate change.
2. UTG will strive to be progressive in climate change mitigation and adaptation, by aiming to integrate best practices in building activity, such as infrastructure development, social housing, energy efficiency, climate change action, solid waste management, and other initiatives.

3. The *UTG Planning and Land Use Management Act* states that an OCP must include targets for the reduction of GHG emissions in the area covered by the Plan, and must include policies and actions proposed with respect to achieving those targets. Without baseline information of GHGs that the nation currently emits, accurate targets cannot be set at this time. Once this information is available, green policies such as those outlined in the *BC Climate Action Toolkit for Municipalities* should be considered.
4. UTG shall conduct a study to determine current GHG emissions and which activities on the OCP lands are contributing the most to GHGs. Within the community, GHGs may be generated by such things as fossil fuel energy use (vehicles, boats, small motors, burning), and the quantity and composition of waste, and disposal methods. Emission reduction targets, set by UTG, should be meaningful and achievable relative to the community.
5. The UTG shall continue to explore and support the use of alternative energy resources and technologies such as solar, wind, tidal, and hydro-electric.

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Development Permit Areas

Development Permit Areas (DPAs) can be used to achieve some of the objectives identified in the OCP. A DPA can be designated to protect values that have been identified by the community. At this time this OCP recommends one DPA - Culturally Significant Development Permit Area. In addition, in the Environmentally Sensitive and Hazardous Areas policies section within this OCP, the UTG is encouraged to establish an Environmentally Sensitive Development Permit Area to ensure protection of UTG TSL. A complete inventory of environmentally sensitive and hazardous lands is required before specific areas can be established as a DPA. This initiative has been identified in this plan under Follow up Studies and Initiatives. Until that DPA is fully developed, the objectives and policies contained in this Plan that relate to environmental protection are sufficient to protect the lands and waters from development and change.

Culturally Significant Development Permit Area (CSDPA)

Within UT TSL, there are many culturally significant areas with varying degrees of sensitivity. Identifying areas of cultural sensitivity ensures that those areas remain in-tact. Due to the confidential nature of this information, the maps have not been included within this OCP, but must be viewed on a case-by-case basis, as an integral part of any development process.

Objectives

1. Protect culturally sensitive areas;
2. Promote good stewardship of sites and structures with cultural heritage value.

Policies

1. The Culturally Significant Areas DPA applies to all lands and foreshore in the OCP area identified as culturally significant or sensitive in the Cultural Heritage Resource Protection (CHRP) data and Traditional Use Study.
2. Any development project must consider the culturally significant areas in the Cultural Heritage Resource Protection (CHRP) data and Traditional Use Study.
3. If development is proposed for a site that is determined to be a culturally significant area, the following conditions apply, unless exempted through a DP process.
 - a. Lands and foreshore must not be subdivided or altered;
 - b. No new building construction or alterations to existing buildings.
4. UTG will establish guidelines through the Zoning Act with specific restrictions on development in areas identified as culturally significant or sensitive. As well, Standard Operating Procedures have been prepared for reporting and developing around archaeological sites.

Part 5: Implementing the Plan

Implementation

Adoption

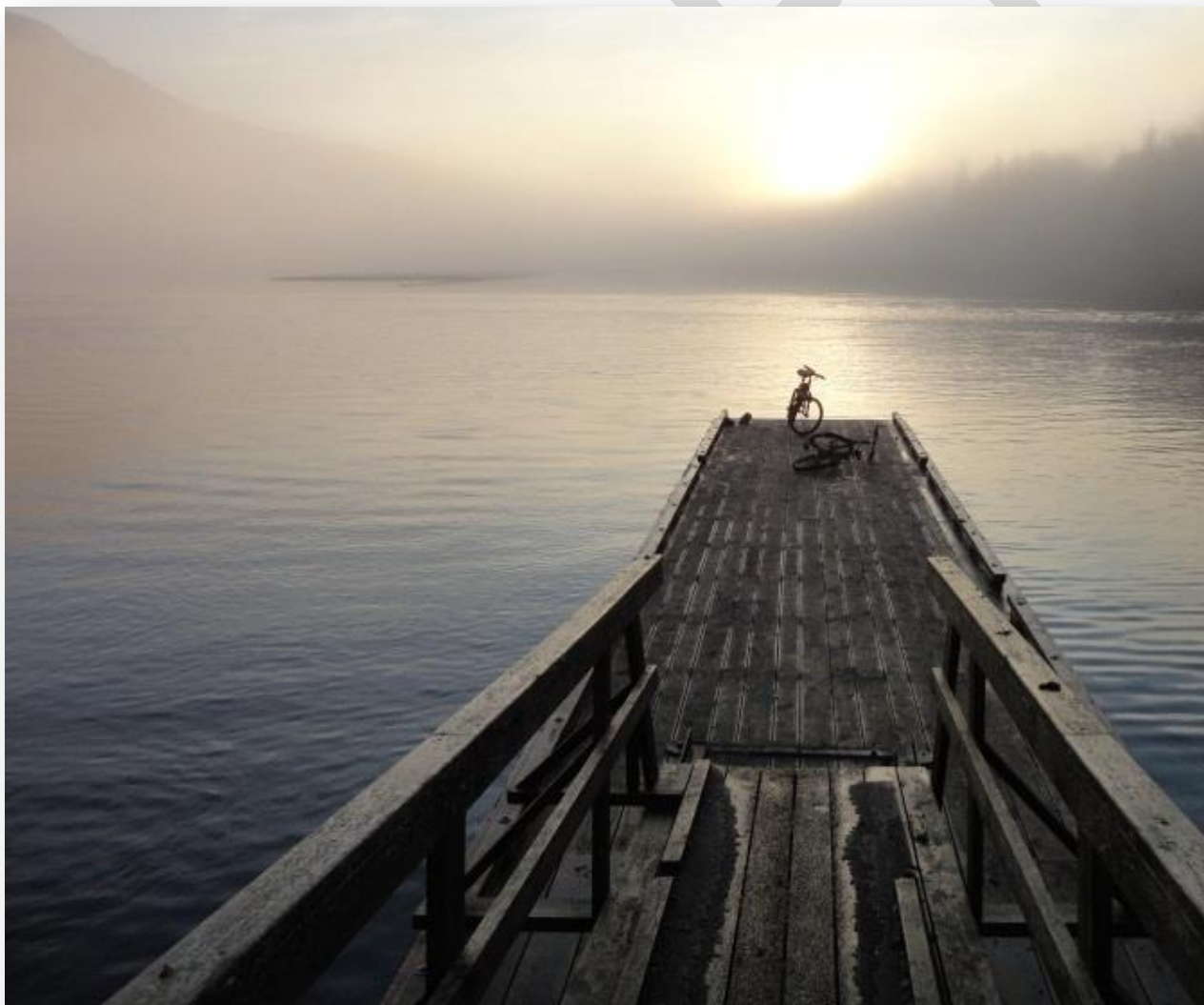
Zoning Act

Follow-up Studies

Amendments

Monitoring

Climate Change Mitigation & Greenhouse Gas Targets



Implementing the Plan

Implementation

The UTG has a number of tools and methods available for implementing the objectives and policies detailed in this Official Community Plan. The purpose of this section is to set out specific steps the UTG can take to implement this Plan. Some of the steps include refining the Plan, amending existing regulations, adopting new regulations, conducting studies to obtain more information and direction, and working closely with other jurisdictions and government agencies. Specific steps are set out in the subsections below.

Overall, this Plan encourages continued community participation in the planning and community development process. This should include:

1. The development of detailed regulatory and financial instruments such as Acts, Regulations, Codes and Budgets, consistent with this OCP.
2. The establishment of a process for review of the OCP that incorporates Plan adaptability and community resiliency.

Adopting the Plan

Authority to adopt the OCP lies with the Legislative Council. Once the OCP is adopted, as outlined in the *UTG Planning and Land Use Management Act*, any development or use of UT TSL will be in accordance with the OCP. The Advisory Planning Commission will make a recommendation to Legislative Council.

Zoning Act

The Zoning Act sets out the density of development on a parcel of land, as well as specifying the permitted uses allowed. It also contains specific regulations that control the size, siting and various other details of development on a parcel of land. The Zoning Act will be updated to ensure consistency with the OCP and to implement portions of the Plan.

Follow-up studies and initiatives

The following studies and initiatives are needed to address specific goals and objectives in the OCP, in the short (5-10 years), mid (10-15 years), and long (15+ years):

Study/Initiative	Approximate Timeline
Residential Interests and Subdivision Planning	Short
Building and Infrastructure Inspections	Short
Review OCP for clarification after one year	Short
Parks, Public Recreation, and Commercial Tourism Plan	Short
Foreshore Management Plan	Short
Gravel Resources Inventory	Short
Creation of a Housing Strategy	Short
Solid Waste Management Plan	Medium
Culturally Significant Areas Assessment	Medium
Ecologically Sensitive and Hazardous Area Inventory and Assessment	Medium
Crown Land Management in Uchucklesaht traditional harvest area	Long

Amendments

Regular review and amendments are important to ensure the OCP reflects significant changes within the community, as well as external risks such as climate change, and global economics. While monitoring, review, and evaluation are part of a continual process throughout the life of the OCP, amendments and significant changes to the Plan must follow the amendment procedures, including consultation and public hearing, outlined in the *UTG Planning and Land Use Management Act*.

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

Major amendments to the intent and meaning of the OCP must be in accordance with the consultation and public hearing requirements outlined in previous sections, as well as the *UTG Planning and Land Use Management Act*. Minor amendments, such as document formatting, clarification of intent, name changes, etc., may be made by the UTG Director of Lands on an as-needed basis, without a public hearing or the consent of the Legislature.

Monitoring

The UTG Legislature and the APC will monitor the OCP on an ongoing basis. The OCP should be revised when necessary to ensure it addresses current needs and aspirations of the community and reflects changing local and external conditions. The UTG will monitor:

1. population growth and demographic changes;
2. land supply / demand;
3. changing housing requirements;
4. economic, social, and environmental factors; and
5. Refine or amend the Plan accordingly as resources permit.

Uchucklesaht Tribe Government Acts and Regulations

Below is a list of applicable Acts and Regulations, stemming from the MFN Final Agreement (2011):

- Land Act (2011)
- Planning and Land Use Management Act (2011)
- Resource Harvesting Act (2011)
 - Fisheries Regulation and Operational Guidelines (2011)
 - Wildlife and Migratory Birds Regulation (2011)
 - High Capacity Fisher Forms Amending Regulation (2013)
 - MFN Annual Fishing Plan (yearly)
 - MFN Harvest Document (yearly)
 - Integrated Fisheries Management Plan (yearly)
- Environmental Protection Act
 - Environmental Management Program (Environmental Management Plan and Framework and Operating Procedures) (2011)
- Emergency Preparedness Plan (2014)
 - Community Wildfire Protection Plan (2013)
- Enforcement Act (2011)
- MFN Final Agreement Side Agreements (e.g. National Parks Agreement)

- Building and Development Act (2013)
- Rental Housing Policy (2014)
- Fees Regulation (2013)
- Moorage Act & Regulations (2013)

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Glossary

Act: An Act of the Legislature or Parliament, or any other similar legislative body of government, whether referred to as a statute, code, legislation or by any other name.

Affordable Housing: Housing where the rent or mortgage plus taxes is 30% or less of a household's gross annual income. Households that have no option but to pay more than 30% of their gross income on shelter expenditures in reasonable condition, and of appropriate size, are households that are in need of affordable housing.

Bond: A written guarantee in regards to the fulfillment of a legal obligation. A written promise of one person to do something or to pay a sum of money to a specified person, on either a certain date or upon the occurrence, or barring the occurrence, of a specified event.

Buffer/Vegetated Buffer: A landscaped or natural area intended to separate one land use from another to improve land use compatibility and environmental quality. Buffer areas can help by reducing noise, lighting glare, and other nuisances, or by facilitating natural drainage and wildlife movement.

Citizens: do not have any treaty rights or benefits of the Uchucklesaht Tribe but do have some enrollee rights. Sometimes used interchangeably with Enrollees.

Community Gardens: Parcels of land divided into small plots for local residents to grow their flowers, fruit, and vegetables. Community gardens can also be located within an enclosed structure such as a community greenhouse.

Cowishulth: The *first village* of the Uchucklesaht Tribe is immediately past the Uchucklesaht Inlet on the West side of Barkley Sound. Means "place where you pick berries"

Development Permit Areas (DPAs): An area designated pursuant to the *UTG Planning and Land Use Management Act* where approval of a DP is required before a building permit can be issued, or a subdivision is approved with specified exemptions.

Development: Activities involved in cutting, alteration, disruption or destruction of vegetation; disturbance of soil; deposit of soil or other material; construction or erection of buildings or structures; creation of impervious surfaces; installation of flood protection or drainage works; construction of roads, trails, and utility corridors; provision and maintenance of sewer and water services; development of utility corridors; subdivision.

Ethlateese/Hilthatis: The second village is located at the head of Uchucklesaht Inlet. Most people today have been spelling it Ethlateese – that is how it sounds – these are both the same village. The name means "elevated flat area" and is one of the areas located in the Uchucklesaht village

Enrollees: have all treaty rights and benefits of the Uchucklesaht Tribe. Sometimes used interchangeably with Citizens.

Environmentally Hazardous: Areas where damage to people and property may occur, such as steep slopes and areas within flood and tsunami zones.

Environmentally Sensitive: Areas with low tolerance to human disturbance where slight alterations would result in functional or structural changes to the ecosystem with potentially negative impacts.

Foreshore: In general, foreshore means the land between high and low water mark. In relation to UT TSL, foreshore means those adjacent Provincial Crown lands, as identified in the Foreshore Agreement and also includes submerged lands wholly contained within the outer boundaries of UT TSL.

Green Corridors/Greenways: A passage that connects natural areas and communities, associated with watercourses, trails, and transportation routes which provide wildlife habitat and increase recreational opportunities.

Green Spaces: Natural and semi-natural areas, both land and water, that are of ecological, scenic, renewable resource, outdoor recreation, and/or greenway value. These areas are considered to have high ecological and/or social value, as green spaces. Refer also to Open Space.

Ha'houlthee: traditional territories

Ha'wilth: Hereditary Chief

Hii na?is: Is at the head of Henderson Lake. It means - "end of the lake". This was a summer village; a fishing station for sockeye

Infrastructure: The "hard" services associated with development, e.g. roads, trails, culverts, water system, hydro system, sewer system, etc.

Kildonan: Has no Uchucklesaht meaning. Generally Kildonan is referred to as the whole of Uchucklesaht Inlet, in the large portion of the bay from the mouth of the harbour to the end of the harbour. Kildonan is also used as the local mailing address, and is sometimes used to identify the second reserve of Ehtlateese.

Land Use: Category of activity present on the land.

Landscape Buffer: Areas containing any combination of grass, trees, bushes, shrubs, vines, plants, flowers, bark mulch, and the like, provided and maintained to enhance and embellish the appearance of the property.

Multi-Family Housing: Any one building containing more than three dwelling units on a parcel, and includes (but not limited to) triplexes, townhouses, and apartments.

Nuu-chah-nulth: all along the mountains and sea.

Open Space: Lands on which structures for residential, commercial, institutional, or industrial use are not located and are important to the community for their aesthetic, recreational, or ecological value. Lands may be in a 'natural' state (e.g. nature parks, reserves, or undevelopable lands such as flood plains, beaches, and wetlands) or 'developed' state (e.g. playing fields, cemeteries). Refer also to Green Space

Plan: In its singular, and unless otherwise stated, means the Official Community Plan of the UTG TSL.

Policy: A plan or course of action, adopted by a government, political party, or business, intended to influence and determine decisions, actions, and other matters. In the OCP, policies are meant to guide decisions in order to meet the vision, goals, and objectives of the Plan.

Qualified Professional: A scientist or technologist, or a team thereof, specializing in a particular applied science or technology including, but not limited to, ecology, agronomy, biology, chemistry, engineering, geology, or hydrogeology and, (a) who is a registered member in good standing in BC of their appropriate professional organization, is acting under that organization's Code of Ethics, and is subject to disciplinary action by that organization, and (b) who, through suitable education, experience, accreditation, and knowledge, may be reasonably relied on to provide advice only within their area of expertise, and (c) who carries sufficient Professional Liability Insurance and General Liability Insurance to defend any recommendations made to UTG in court and pay the fine if convicted, and (d) whose area of expertise is recognized in the assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal, and € is acting within that particular area of expertise.

Reclamation: The process of reconvertng disturbed land to its former or other productive uses.

Restoration: Measures taken to re-establish habitat features, functions and conditions damaged or destroyed by human or natural activities.

Riparian Setback: Guidelines or legislation dictating the distance required between a shoreline or high-water mark and adjacent development.

Riparian Area: Natural vegetative areas bordering on streams, lakes, and wetlands linking water to land

Setback: The distance which a building or other structure is set back from street or road, a property line, a river or other stream, a shore or flood plain, or any other place which needs protection. Other items such as landscaping, septic tanks, fuel tanks, and various potential hazards or nuisances also require setbacks. Setbacks can be stated in the OCP, and in the Zoning Act.

Stormwater/Runoff Management: The collection and removal of rain water from roadways and surfaces through a combination of gutters, ditches, culverts, and stormwater piping.

Subdivision: The process of dividing a parcel of land into two or more parcels.

Sustainability/Sustainable: The concept of meeting the needs of the present without compromising the ability of future generations to meet their needs. It is based on the efficient and environmentally responsible use of natural, human and economic resources; the creation of efficient infrastructure; and the enhancement of residents' quality of life.

Uchucklesaht: means "the people in a safe sheltered place—the inner bay"

Zoning: A regulatory tool that provides specific standards for density, use, parking, siting, size and height of buildings on specific parcels of land.

Some Local Place Names

?ami·q – (Snug Basin and/or flats on east side) Meaning – This name for Snug Basin means ‘horse clam’ and refers to the good clam beds found here.

?ap?aqsu – (Brooksby Point) Meaning – Point on bay.

?inma (Chup/Nob Point) Meaning – Woman’s breast.

‘pu?i·hta·?a – (Burrough Point) Meaning – this name is derived from the meaning “halibut”.

ca·?aqu·?a – (Uchuck Creek) Meaning – This name means river on the point. Sapir stated that the main band of the Ho:choqtiyis?ath, ther Ts’a:’aqo:’ath, were from this village, but elsewhere, in a list of Ho:choqtiyis?ath ?oshtaqimiy, Sapir did not mention this group. Chum and Coho salmon spawn in the creek.

cacu· - (Cheeya Island) Meaning – Island in the bay. People used to live here during the summer.

capi·t – (Handy Creek).

cix~aqtu – (east side of Henderson Lake and/or mountain) Meaning – This is the name of a sockeye spawning creek.

Cowishulth – The first village of the Uchucklesaht Tribe immediately past the Uchucklesaht Inlet on the West side of Barkley Sound.

cjuoxumt – (Limestone Inlet) the name refers to the sound made when steel is hit.

cumaqnit – (Haggard Cove – NE of Chup Point) Meaning “place where it’s always full of everything”. (John Thomas name and definition).

Ethlateese: The second village located at the head of Uchucklesaht Inlet. Uchucklesaht means "the people in a safe sheltered place—the inner bay".

hu·patuku·?a – (Bluff North of Haggards Cove and North of Chup Point) Meaning - “person watching the moon” People would sit here observing the moons phases and determine the solstices.

numahta – (north side of Cass Creek).

sa·cuq̃ata – (south side of Cass Creek) Meaning – “thistle place”.

timka?a – (Green Cove Logging Camp Area) Meaning – Gooseberry place.

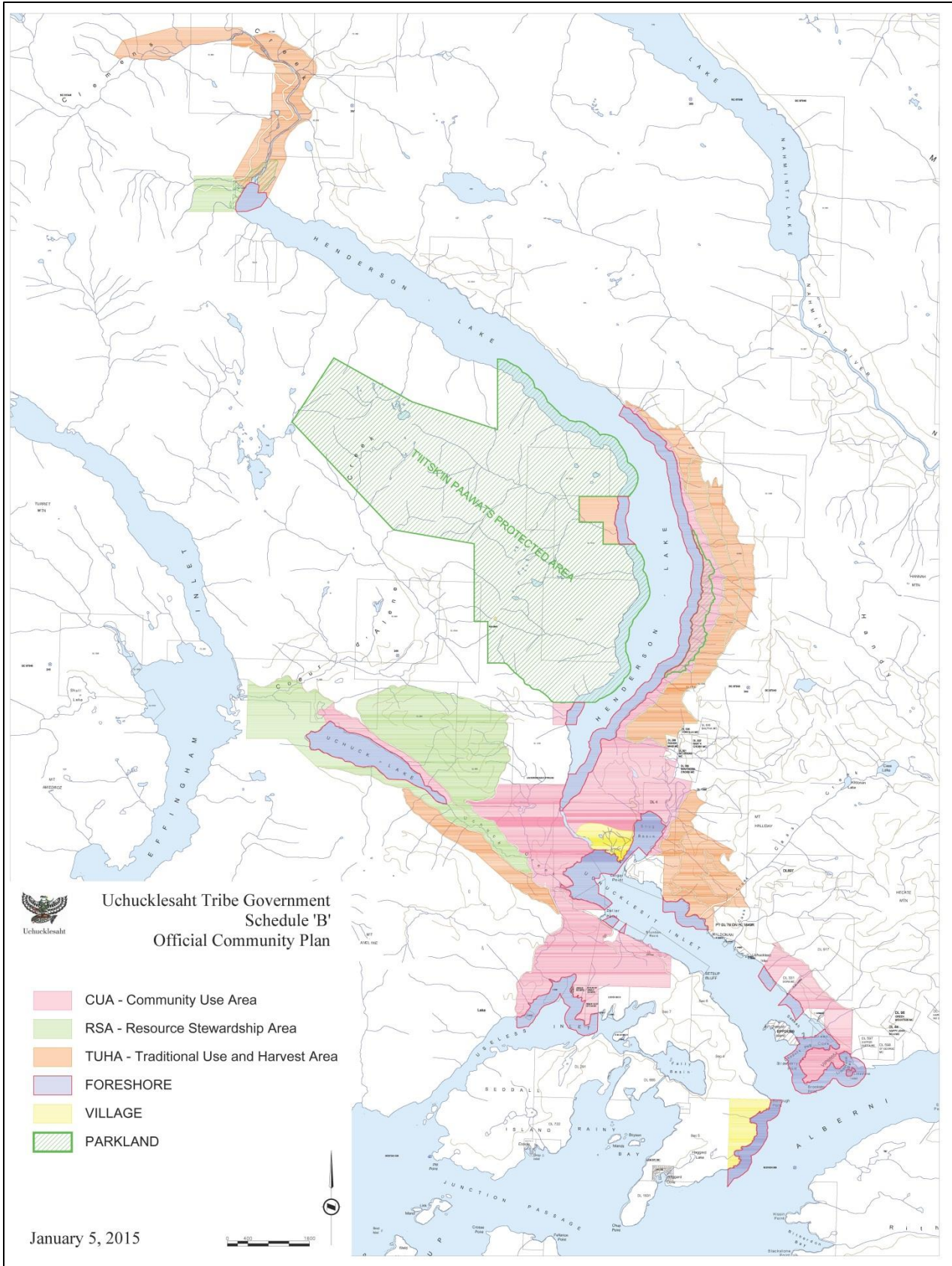
yaski·ha?a – (Daller Point) Meaning – slippery rock.

-end of Schedule ‘A’

SCHEDULE 'B'

Uchucklesaht Tribe Government Official Community Plan Map
Designations

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SCHEDULE 'C':

Uchucklesaht Tribe Government Natural Hazards and Aggregate
Resources Map

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