

HAZELTONS VICINITY OFFICIAL COMMUNITY PLAN

REGIONAL DISTRICT OF KITIMAT-STIKINE

TABLE OF CONTENTS

Enactment	Page
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I. GENERAL PROVISIONS	
A. Purpose	1
B. Definitions	1
C. Interpretation	2
D. Plan Area Boundaries	2
E. General Objectives	2
F. General Policies	5
II. LAND USE	
A. Agriculture	8
B. Rural	9
C. Residential	10
D. Commercial	12
E. Industrial	14
F. Institutional	16
G. Open Space and Recreation	17
H. Public Utility	18
III. INTERACTION	
A. Interagency Concerns	19
B. Sensitive Areas	25
C. Infrastructure and Rural Services	29
IV. LOCAL DEVELOPMENT	
A. South Hazelton Local Development	33
MAP 1: Plan Boundaries - Schedule D	3
MAP 2: Study Area	4
MAP 3: Agricultural Land Reserves	7
MAP 4: Provincial Forests	20
MAP 5: Sand and Gravel Deposits	22
MAP 6: Transportation Network Plan	23
MAP 7: Sensitive Areas - Schedule C	28
MAP 8: Land Use Plan - Two Mile Area - Schedule A	31
MAP 9: Land Use Plan - South Hazelton - Schedule B	32
MAP 10: South Hazelton Local Development - Schedule D-1	34

REGIONAL DISTRICT OF KITIMAT-STIKINE

BYLAW NO. 269

A bylaw to establish an Official
Community Plan for a specified portion
of Electoral Area B of the Regional
District of Kitimat-Stikine

WHEREAS pursuant to Section 944(1) of the Municipal Amendment Act, 1985, the Regional District may adopt an official community plan;

AND WHEREAS pursuant to Section 944(3) of the Municipal Amendment Act, 1985, the Hazeltons Vicinity area has been designated by the Minister of Municipal Affairs as a community plan area;

AND WHEREAS the Board of the Regional District of Kitimat-Stikine, in open meeting assembled, hereby enacts as follows:

1. This bylaw may be cited as the "Regional District of Kitimat-Stikine Hazeltons Vicinity Official Community Plan Bylaw No. 269, 1988, for specified portions of Electoral Area B."
2. This bylaw applies to the area as outlined on Map 1: Plan Boundaries attached hereto and indicated thereon as Schedule 'D' of the Hazeltons Vicinity Official Community Plan.
3. The attached text entitled "Hazeltons Vicinity Official Community Plan" and the attached maps which are referred to in the Objectives and Policies forms the content of this bylaw, except that specified provisions in the content as indicated in item 4(c) below shall be construed as explanatory information.
4. In the text, only the objectives and policies and those maps which are referenced by an objective or policy shall be part of this bylaw; any other material which is not specifically an objective or policy shall be construed as explanatory information and shall not be part of this bylaw.
5. In the attached text those statements which begin with the word:
 - (a) "to" are objectives of the plan and are to be read preceded with the phrase,

"It is the Objective of the Board of the Regional District of Kitimat-Stikine...";

(b) "that" are policies of the plan and are to be read preceded with the phrase,

"It is the Policy of the Board of the Regional District of Kitimat-Stikine...".

6. This bylaw shall come into full force and effect and be binding on all persons as from the date of adoption.

READ a first time this 18 day of June, 1988.

READ a second time as amended this 16 day of February, 1991.

A Public Hearing in respect of this bylaw was held on the 18 day of March, 1991.

READ a third time as amended this 20 day of April, 1991.

APPROVED by the Minister of Municipal Affairs, Recreation and Culture this 26 day of June, 1991.

RECONSIDERED AND FINALLY ADOPTED this 17 day of August, 1991.


Chairperson


Administrator

AMENDMENTS TO HAZELTONS VICINITY O.C.P. FEBRUARY 16, 1991

...that the "Regional District of Kitimat-Stikine Hazeltons Vicinity Official Community Plan Bylaw No. 269, 1988 for specified portions of Electoral Area " be amended as follows:

1. In Section I.F.4. Temporary Permits, the phrase ",except as otherwise specifically excluded," shall be inserted between the word "...that" and the words "all land."
2. Section II D.2(c)(3) shall be rescinded and substituted with the following statement:

...that in Two Mile, one neighbourhood commercial site to be located at one of the four corners of the intersection of the High Level Road and Second Avenue, will be considered for development on a first come, first serve basis; however, the area shall not be designated as 'Commercial' and shall not be developed commercially until after the area is redesignated through official community plan amendment and appropriate zoning amendment.

3. Section II.D.2(c)(5) shall be rescinded and substituted with the following statement:

"...that the area along Highway 16 in South Hazelton which is designated as 'Commercial' on Schedule 'B' is intended as a future highway commercial area. No development will be permitted until a zoning bylaw is adopted and the area is zoned for commercial uses. In the interim the area will be zoned as a "Planning Reserve." The permitted uses in the interim will generally be those types of uses allowed in the "Agricultural" and "Open Space and Recreation" designation, although the zoning bylaw may specifically exclude some permitted uses in those corresponding zone categories. Proposals for highway commercial developments will require submission of a comprehensive development proposal and will be subject to zoning amendment procedures. Notwithstanding Section I.F.4., no temporary permit will be issued for this area.

The subject area is crown land. The Regional District of Kitimat-Stikine will request the Ministry of Crown Lands to place a map reserve on the land for planning purposes to ensure that the land is not alienated until a suitable development proposal is received and the land is rezoned for highway commercial use."

HAZELTONS VICINITY OFFICIAL COMMUNITY PLAN

I. GENERAL PROVISIONS

I.A. PURPOSE

The purpose of the Hazeltons Vicinity Official Community Plan is to state broad land use objectives and policies of the Board of the Regional district of Kitimat-Stikine for the South Hazelton and Two Mile areas in accordance with the requirements of section 945 of the Municipal Act.

Further, the purposes of the Board in adopting this Plan are:

- (a) to provide a framework for guiding future growth and development in the communities of South Hazelton and Two Mile;
- (b) to ensure that land use policies of other levels of government are recognized and complemented by Board policies; and
- (c) to provide a public document of the policies of the Board to serve as a basis for subsequent detailed land use regulations.

I.B. DEFINITIONS

...that for this Plan:

"O.C.P." means Official Community Plan

"A.L.R." means Agricultural Land Reserve

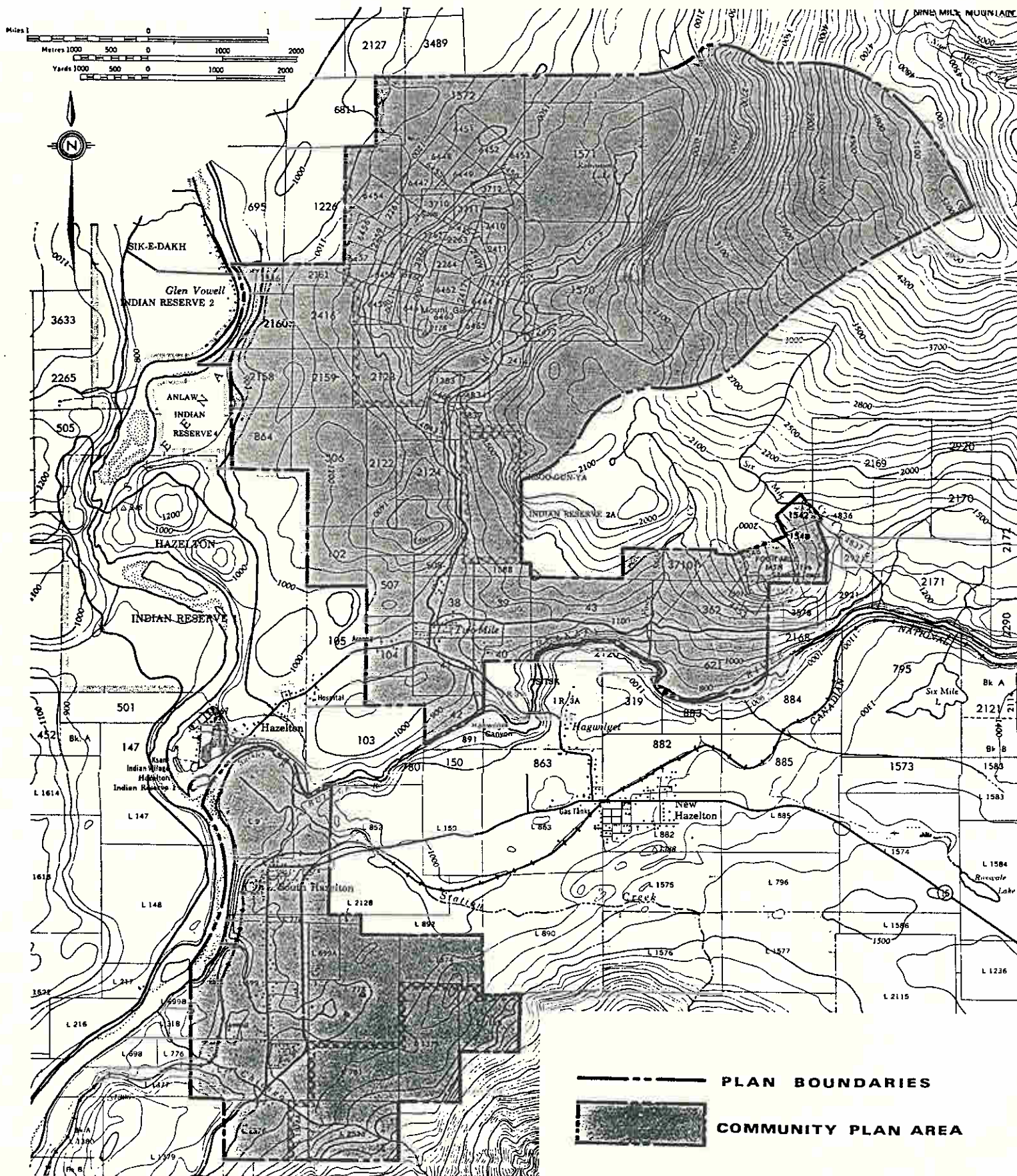
"B.C.A.L.C." means British Columbia Agricultural Land Commission

"land use designation" means land so designated on Schedules 'A' and 'B' of the Hazeltons Vicinity Official Community Plan.

MAP 1: PLAN BOUNDARIES

3.

This map is SCHEDULE 'D' of the
HAZELTONS VICINITY OFFICIAL COMMUNITY PLAN

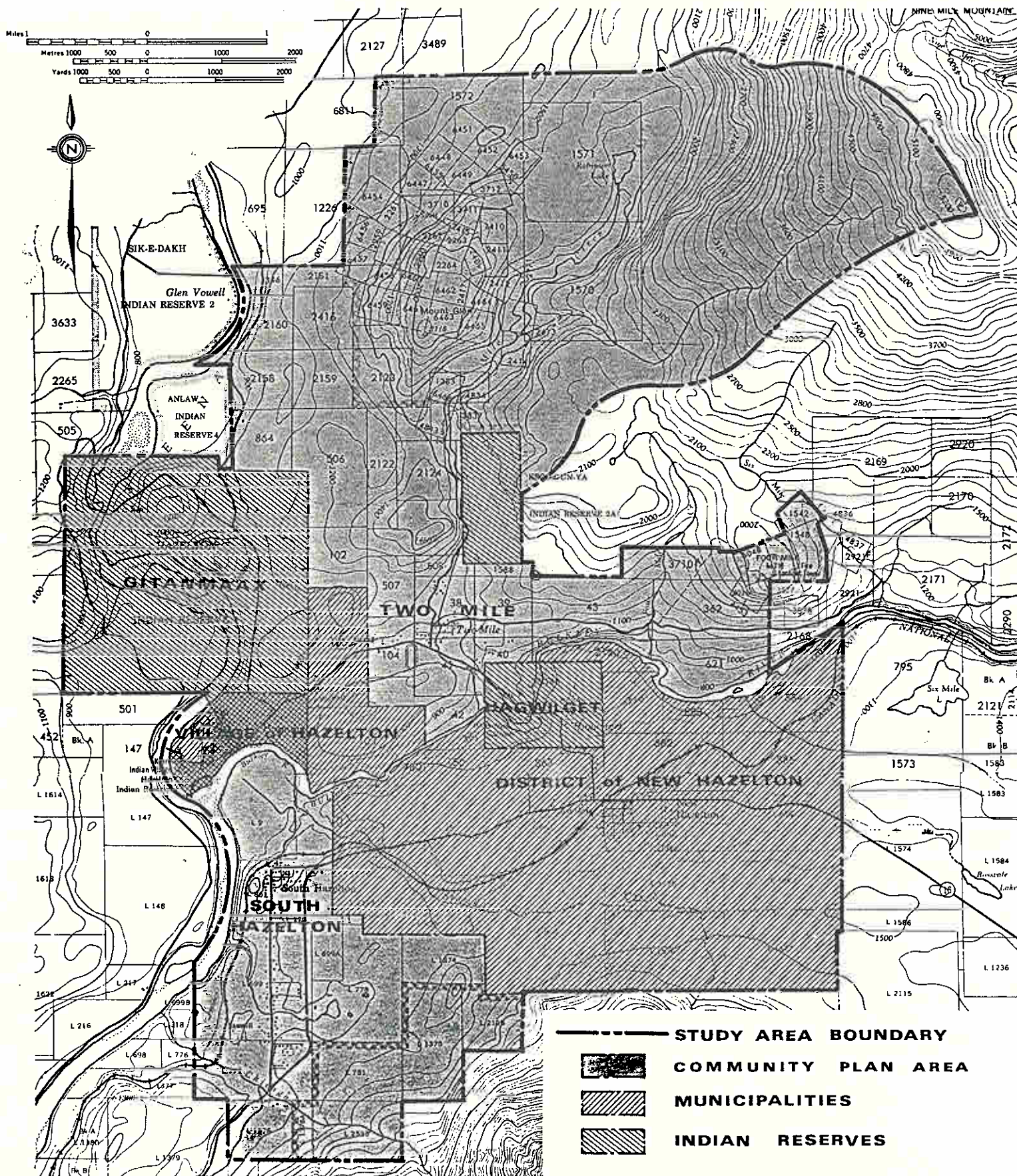


REGIONAL DISTRICT OF KITIMAT - STIKINE

MAP 2: STUDY AREA

4.

for HAZELTONS VICINITY OFFICIAL COMMUNITY PLAN



REGIONAL DISTRICT OF KITIMAT · STIKINE

4. ...to accommodate a wide range of land uses which allow the build-up of a diverse and balanced economic base within the subregional context, and to encourage the location of uses in an economic and efficient manner.
5. ...to achieve, through cooperation with provincial resource agencies, the preservation of natural amenities which enhance the liveability of the settlement area.

I.F. GENERAL POLICIES

1. Direction of Growth

...that the priority for major growth and development will generally be directed to the established municipalities where possible; except that:

- (a) infilling of existing vacant lots in South Hazelton and Two Mile will be permitted provided that development does not compromise the standards of health, safety and convenience.
- (b) any expansion or intensification of development will be along High Level Road No. 62 from the Silver Standard Road westward and will be permitted only after community water supply is legalized; the creation of new lots by subdivision will be discouraged except where such subdivision is necessary by a government or utility agency for the provision of public service.
- (c) rural residential intensification in South Hazelton will be allowed in accordance with the South Hazelton local development objectives stated in section IV.A of this bylaw.

2. Modification

The Objectives and Policies contained in the Official Community Plan have been prepared in consideration of the land use interrelationships of the communities in the study area and the policies of other regulatory agencies.

Policy:

- (a) ...that any amendment to the Hazeltons Vicinity Official Community Plan should be made in cognizance of land use interrelationships, biophysical information, and changes in the socioeconomic context.

3. Existing Situations

(a) Uses:

...that, regardless of plan designation, uses existing at the time the Hazeltons Vicinity Official Community Plan is adopted may be zoned to make the use conforming, however, when that use ceases to exist, the zoning may be reviewed and amended with due regard to the objectives, policies and designations of the Hazeltons Vicinity Official Community Plan.

(b) Parcels:

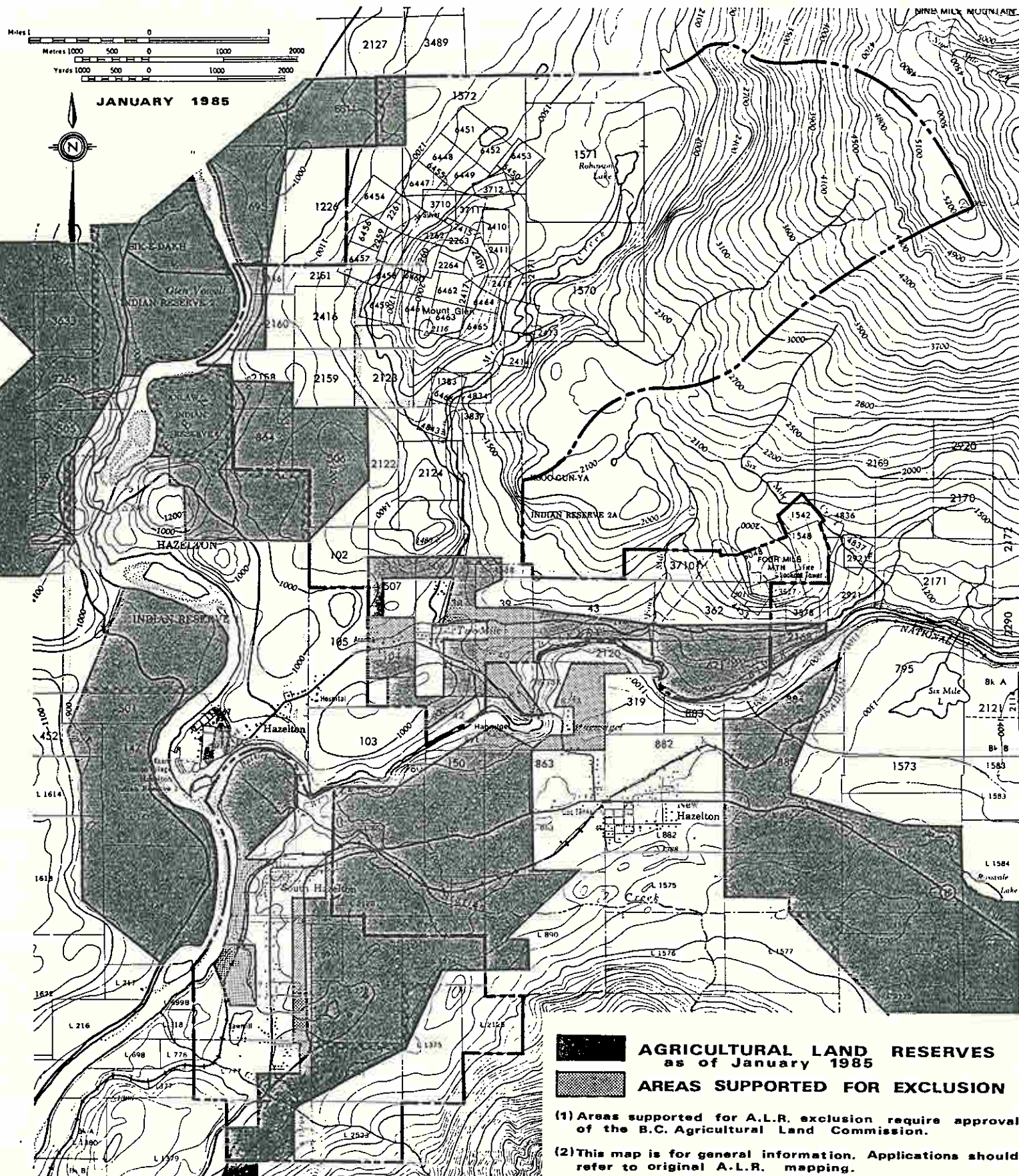
...that existing parcels may be used for the uses permitted provided that the development meets all other regulatory requirements.

4. Temporary Permits

...that, except as otherwise specifically excluded, all land in the Hazeltons Vicinity Official Community Plan area indicated on Schedule 'D' attached hereto is designated as a temporary permit area pursuant to section 975 of the Municipal Act, and that upon application, the Regional District may issue, or refuse to issue, a temporary industrial or commercial use permit subject to the following evaluation criteria:

- (a) the land is suited to the use intended;
- (b) there would be no significant conflicts of the temporary use with existing and proposed future use of land in the immediately surrounding area;
- (c) that the natural environment not be adversely affected to any significant extent;
- (d) traffic flows and drainage not be adversely affected by the temporary use;
- (e) that water and sewer services be available if the proposed temporary use requires them;
- (f) that temporary permits be subject to the technical referral process and that negative concerns be satisfactorily rectified.

MAP 3: AGRICULTURAL LAND RESERVES



REGIONAL DISTRICT OF KITIMAT - STIKINE

II.A LAND USE CATEGORY: AGRICULTURAL

1. OBJECTIVE

- (a) ...to preserve agriculturally productive lands for agricultural uses.

2. POLICIES

(a) Location:

- (1) ...that lands shown as "Agricultural" on Schedules 'A' and 'B' attached hereto are designated for agricultural land use.

(b) Amount:

- (1) ...that the A.L.R., regulations and orders of the B.C.A.L.C. shall be supported.
- (2) ...that, where crown land which is not in the A.L.R. has been leased for agricultural use, it shall be encouraged for inclusion in the A.L.R. prior to crown grant.

(c) Type:

- (1) ...that lands designated as "Agricultural" may be used for growing, rearing, producing, harvesting and storage of agricultural products including the processing of products harvested, reared or produced on that farm and includes farming, ranching, forestry, fish farming, greenhouses, kennels, and nursery uses; or shall remain unused.
- (2) ...that the storage and sale or processing of agricultural products on a farm where they are not grown or reared on that farm requires application and approval pursuant to section 15(2) of the B.C.A.L.C. Act.

II.B LAND USE CATEGORY: RURAL

1. OBJECTIVE

- (a) ...to accommodate various types of rural land uses which reflect the lifestyle aspiration of residents while preserving and maintaining the options for the efficiency and compatibility of future land uses.

2. POLICIES

(a) Location and Amount:

- (1) ...that lands shown as "Rural" on Schedules 'A' and 'B' are designated for rural land use.

(b) Type:

- (1) ...that lands designated as "Rural" on Schedules 'A' and 'B' may be used for residential and ancillary uses, or may remain unused.
- (2) ...that certain types of agricultural, recreational, institutional, resource, public utility and their accessory uses may also be allowed on lands designated as "Rural" on Schedules 'A' and 'B' provided that such uses are approved through rezoning procedures.

(c) Density:

- (1) ...that the rural land use designation in the community plan may include various rural zones, and the density as specified by minimum parcel size may be different for each zone; however, no rural zone shall have a minimum parcel size less than 0.3 hectares.

II.C LAND USE CATEGORY: RESIDENTIAL

1. OBJECTIVE

- (a) ...to accommodate residential growth and development in an orderly manner with respect to health, safety and convenience.

2. POLICIES

(a) Location:

- (1) ...that lands shown as "Residential" on Schedules 'A' and 'B' are designated for residential land use.

(b) Amount:

- (1) ...that since the amount of lands designated for rural and residential use is sufficient to meet anticipated growth for at least the next 5 years, no extension or addition to the "Residential" designation will be entertained unless and until the available designated land is substantially utilized.

(c) Type:

- (1) ...that single family residential dwellings and two family residential dwellings will generally be permitted in residential areas, although specific areas may be designated in the zoning bylaw for single family dwellings only as the principal use of the site; structures ancillary to the principal use may also be permitted.
- (2) ...that new multi-family residential dwellings will be discouraged; however, multi-family dwellings and their ancillary structures existing prior to the adoption of the applicable bylaw may be spot zoned for conforming status. This policy to discourage multi-family residential should be reviewed if and when areas are serviced with community sewer and water.

(d) Density:

The area designated as "Residential" on Schedule A and B has been subdivided by ancient subdivision. In Two Mile, where there is no community water or community sewer, the typical lot size is 50' X 114', or an area of 5,700 sq. ft. In South Hazelton, where there is a community water system but not community sewer, the typical lot size is 33' X 120', or an area of 3,960 sq. ft. These parcels do not meet today's minimum lot size standards of the Subdivision Regulations pursuant to the Local Services Act.

(1) ...that in the "Residential" designation, each residential dwelling structure shall be required to provide a minimum site area in accordance with the following requirements:

- (a) where the site is not served by community water nor community sewer, at least 17,000 sq. ft. of site area shall be required;
- (b) where the site is served by community water but not community sewer, at least 7,500 sq. ft. of site area shall be required.

(Note: Additional site area may be required by the Ministry of Health, if the site does not have sufficient percolation to accommodate sewage disposal for the intended use or density.)

(2) ...that where new lots are to be created by subdivision, the minimum parcel size requirement shall be in accordance with the applicable bylaw, or in the case where bylaw standards have not been established, the minimum parcel size shall be in accordance with the Subdivision Regulations pursuant to the Local Services Act.

1,700 m²
18,000 sq. ft.

II.D. LAND USE CATEGORY: COMMERCIAL

1. OBJECTIVE

- (a) ...to provide for commercial uses in a manner which recognizes the need for health, safety, convenience and orderly growth of commercial areas with regard to commercial growth and development in the Hazeltons subregional context.

2. POLICIES

(a) Location:

- (1) ...that lands shown as "Commercial" on Schedules 'A' and 'B' are designated for commercial uses.

(b) Amount:

- (1) ...that most commercial developments shall be encouraged to locate in the organized municipalities of the Village of Hazelton and the District Municipality of New Hazelton.
- (2) ...that the amount of existing and future commercial uses in the community plan area shall be as designated on Schedules 'A' and 'B'.

(c) Type:

- (1) ...that various types of commercial areas including a commercial core, highway commercial and local commercial areas may be considered within the commercial land use designation indicated on Schedules 'A' and 'B' and each commercial area may be specialized according to its function.
- (2) ...that in South Hazelton, a commercial core and a highway commercial area may be considered for the area designated as "Commercial" on Schedule 'B'.
- (3) ...that in Two Mile, one neighbourhood commercial site to be located at one of the four corners of the intersection of the High Level Road and Second Avenue, will be considered for development on a first come, first serve basis; however, the area shall not be designated as 'Commercial' and shall not be developed commercially until after the area is redesignated through official community plan amendment and appropriate zoning amendment.
- (4) ...that home occupations may be permitted in any area as ancillary to a permitted residential use provided that the home occupation meets the regulations and guidelines stipulated in the applicable zoning bylaw.

- (5) ...that the area along Highway 16 in South Hazelton which is designated as 'Commercial' on Schedule 'B' is intended as a future highway commercial area. No development will be permitted until a zoning bylaw is adopted and the area is zoned for commercial uses. In the interim the area will be zoned as a "Planning Reserve." The permitted uses in the interim will generally be those types of uses allowed in the "Agricultural" and "Open Space and Recreation" designation, although the zoning bylaw may specifically exclude some permitted uses in those corresponding zone categories. Proposals for highway commercial developments will require submission of a comprehensive development proposal and will be subject to zoning amendment procedures. Notwithstanding Section I.F.4., no temporary permit will be issued for this area.

The subject area is crown land. The Regional District of Kitimat-Stikine will request the Ministry of Crown Lands to place a map reserve on the land for planning purposes to ensure that the land is not alienated until a suitable development proposal is received and the land is rezoned for highway commercial use."

II.E. LAND USE CATEGORY: INDUSTRIAL

1. OBJECTIVE

- (a) ...to organize industrial uses of land in accordance with locational suitability, servicing requirements, and community aspiration in respect of the Hazeltons subregional context.

2. POLICIES

(a) Location:

- (1) ...that lands shown as "Industrial" on Schedules 'A' and 'B' are designated for industrial land use.

(b) Amount:

- (1) ...that most industrial uses, particularly those relying on infrastructure services, will be encouraged to locate in the organized municipalities of the Village of Hazelton or the District Municipality of New Hazelton.
- (2) ...that the amount of existing and future industrial uses in the community plan area shall be as designated on Schedules 'A' and 'B'.

(c) Type:

- (1) ...that various types of industrial areas including light industrial, heavy industrial, special industrial and minor industrial areas may be considered within the industrial land use designation indicated on Schedules 'A' and 'B', and each industrial area may be specialized according to its function.
- (2) ...that heavy industrial uses will be considered and evaluated on a proposal by proposal basis and subject to official plan and zoning amendment procedures.
- (3) ...that minor industrial uses may be considered for designated areas in conjunction with residential uses.

- (4) ...that special industrial uses such as gravel pits, refuse sites, log sorting yards, etc. which are of a short term nature exceeding 4 years in duration and which are dependent on locational opportunities, will be evaluated on a proposal by proposal basis and may be appropriately zoned for the use; however, if the use ceases the Regional District may rezone the land to a use compatible with existing or proposed use of adjacent land.
- (5) ...that industrial uses of a temporary nature less than 4 years duration will be encouraged to apply for a temporary industrial use permit.

II.F. LAND USE CATEGORY: INSTITUTIONAL

1. OBJECTIVE

- (a) ...to preserve land in appropriate locations for future community and institutional uses.

2. POLICIES

(a) Location:

- (1) ...that lands shown as "Institutional" on Schedules 'A' and 'B' are designated for institutional land use.

(b) Amount:

- (1) ...that the amount of land designated for institutional uses be as indicated on Schedules 'A' and 'B'.
- (2) ...that institutional land requirements be evaluated from time to time in cooperation with other public jurisdictions and appropriately designated by amendment of the official community plan.

(c) Type:

- (1) ...that land designated "Institutional" may be used for public purpose or benefit including civic facilities, schools, hospitals, parks, recreational facilities, places of worship or assembly by public or quasi-public bodies or agencies, religious or fraternal organizations, and areas of cultural or historic interest, and includes their associated offices, structures, or caretaker residence ancillary to the aforementioned uses.
- (2) ...that the concept of integrated community school facilities be supported.

II.G. LAND USE CATEGORY: OPEN SPACE AND RECREATION

1. OBJECTIVE

- (a) ...to have land in appropriate locations reserved for future open space and recreation purposes.

2. POLICIES

(a) Location:

- (1) ...that lands shown as "Open Space and Recreation" on Schedules 'A' and 'B' are designated for open space and recreational land use.

(b) Amount:

- (1) ...that the amount of land designated for open space and recreational uses be as shown on Schedules 'A' and 'B'.
- (2) ...that the amount of land designated for open space and recreational uses reflect
 - (i) existing and anticipated future recreational needs in consideration of the subregional context, and
 - (ii) areas where the intensity of use and development should be minimized due to potential hazard or environmental sensitivity.

(c) Type:

- (1) ...that lands designated "Open Space and Recreation" on Schedules 'A' and 'B' may be used for parks and open space, nature trails, sports fields, playgrounds, and other recreational uses and may include ancillary buildings and structures, or remain undeveloped.

II.H LAND USE CATEGORY: PUBLIC UTILITY

1. OBJECTIVE

- (a) ...to encourage the provision of public utility services.

2. POLICIES

(a) Location:

- (1) ...that lands shown as "Public Utility" on Schedules 'A' and 'B' are designated for major uses by utility services.
- (2) ...that minor uses of land by public utility services, such as pumping stations, lift stations, pressure reducing stations, etc., may be located on any land use designation.

(b) Amount:

- (1) ...that the amount of land required for public utility uses shall be in accordance with the need to contain the facility and provide a buffer for public safety purposes.

(c) Type:

- (1) ...that land designated as "Public Utility" may be used for structures and works such as transmitting towers, hydroelectric substations, sewage lagoons, waste disposal sites, water reservoir and associated buildings and structures necessary for the operation and maintenance of the facility but does not include offices, maintenance shop, minor operating stations and associated en route facilities.

III.A INTERAGENCY CONCERNS

1. Local Government Interrelationships

The geographic proximity of the six communities in the Hazeltons Vicinity study area, namely the Village of Hazelton, the District of New Hazelton, Gitanmaax Indian Reserve, Hagwilget Indian Reserve, Two Mile, and South Hazelton, allows for greater cost effectiveness by coordinating the delivery of some services.

Policy:

- (a) ...that the Regional District will encourage cooperation amongst communities in order to optimize the cost effectiveness of coordinated service delivery and in order to enhance social interrelationships between the communities.

2. Forests

The Municipal Act, section 943(2) does not allow local government to adopt a bylaw or issue a permit which restricts the production or harvesting of timber on any land which is classified as a tree farm land or a licence area under the Forest Act. Areas in Two Mile and South Hazelton shown on Map 4 are included in the provincial forest and serve as community watershed areas.

Objective:

- (a) ...to ensure that forest related activity is consistent with local concerns for preservation of the quality and quantity of community watersheds and that development or works on steep slopes do not endanger human health nor habitation.

3. Crown Land

Objective:

- (a)encourage suitable development of crown land.

4. Aggregate Resources

Varying types of aggregate resources are required for the physical development of a community and the viable locations of these aggregate resources is dependent on the proximity of the resource to the location of the use. In a developing area it is necessary to recognize that an existing unoccupied area may, at some time in the future, be required for other development or use. The authority for aggregate extraction on crown land is the Ministry of Forests and Lands. The Ministry of Energy, Mines and Petroleum Resources is responsible for reclamation permits. The location of known and potential gravel deposits are indicated on Map 5.

Policy:

- (a) ...that the location and area of sand and gravel deposits indicated on Map 5: Sand and Gravel Deposits be identified as potential sand and gravel sources.
- (b) ...that the Regional District will cooperate with the Ministry of Energy, Mines and Petroleum Resources by encouraging the filing of pit development and reclamation schemes which ensure the land will be suitable for other uses upon completion of operations.

5. Mineral Resources

There are significant mineral resources within the plan area, including the past producing Silver Standard Mine. Exploration is active and ongoing and there is definite potential for another mine discovery in the Two Mile area. Mineral exploration and development is administered by the Ministry of Energy, Mines and Petroleum Resources.

Objective:

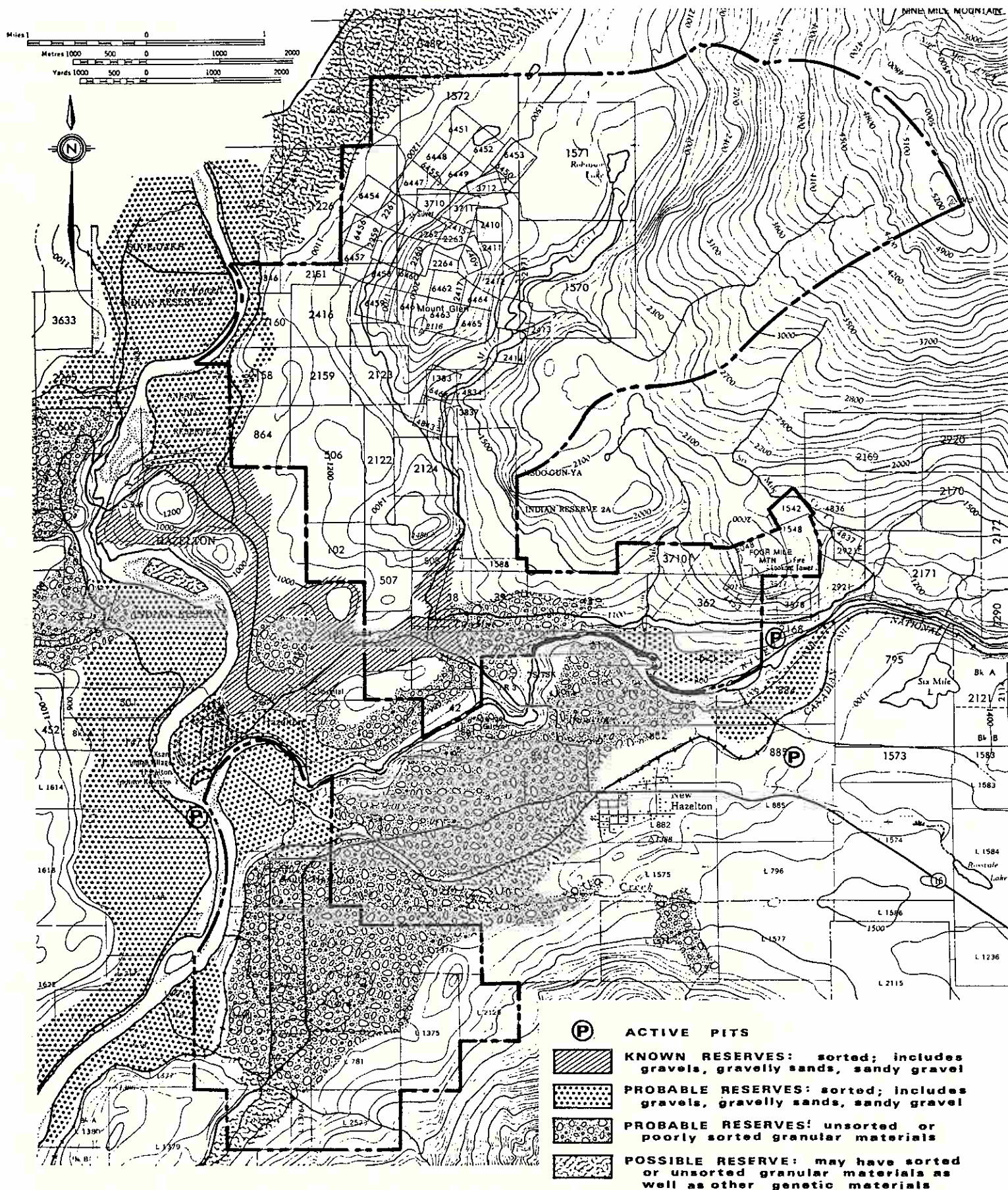
- (a) ...to ensure that infrastructure support for mineral exploration and development activities is environmentally sound and compatible with the other Objectives and Policies of the Plan.

6. Transportation Network Plan

The Transportation Network Plan was drafted by the Ministry of Transportation and Highways in cooperation with local agencies. It is a conceptual guide for future major transportation network components. The actual alignments may vary slightly to accommodate local physical variations. The procuring of rights-of-way during subdivision is important to ensure that the network components are preserved. General alignments of the Transportation Network Plan are indicated for information on Map 6. For subdivision purposes, original large scale mapping should be consulted.

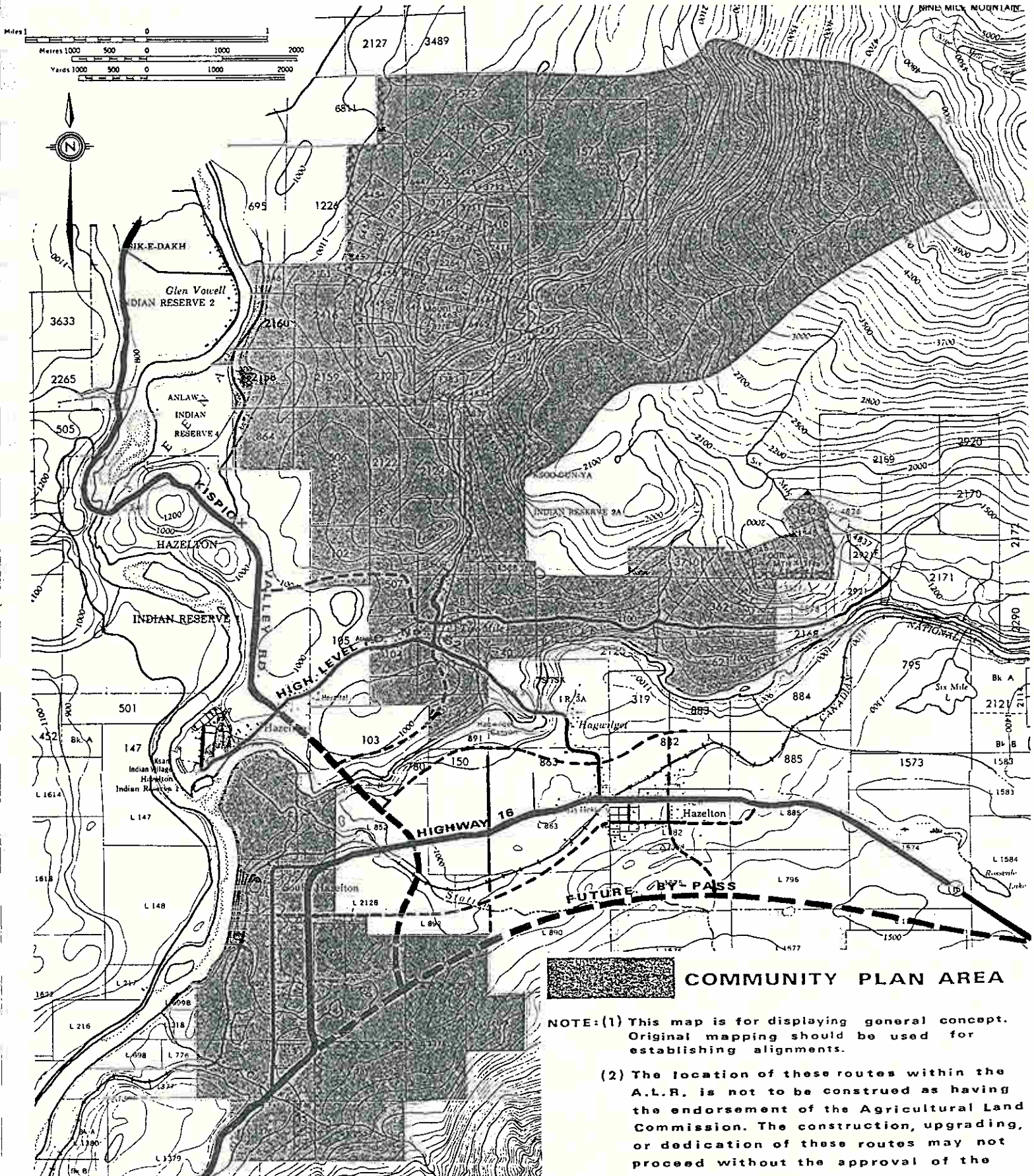
Policy:

- (a) ...that the preservation of arterial corridors indicated on Map 6: Transportation Network Plan is encouraged and supported with the acknowledgment that alignments as indicated may vary in accordance with variations in local physical conditions.



REGIONAL DISTRICT OF KITIMAT - STIKINE

MAP 6: TRANSPORTATION NETWORK PLAN



7. Transportation, Energy, and Utility Corridors

The numerous linear corridors required for transportation, energy, and utilities can crisscross large parcels of land thereby making the land ineffective for efficient utilization. In order to avoid such inefficiencies, the locations of corridors should be coordinated with the planned uses of land.

Objective:

- (a) ...to encourage senior governments and utilities to locate or relocate transportation, energy, and utility lines in common corridors where it is considered safe and in the public interest to do so, and
- (b) ...to ensure that corridor alignments are compatible with the existing and planned uses of adjacent lands.

8. Archaeological Sites

Objective:

- (a) ...to ensure that archaeological sites are preserved in an undisturbed state for purposes of research and scientific interest.

Policy:

- (a) ...that when any activity around or near designated archeological sites is proposed or is known to be in the works, the Heritage Conservation Branch will be contacted.

III.B SENSITIVE AREAS

1. OBJECTIVE

- (a) ...to discourage development on land which may be subject to hazardous conditions and to ensure that development on environmentally sensitive land is compatible with the nature of environmental sensitivity.

2. POLICIES

(a) Designation:

- (1) ...that lands which are subject to natural hazards such as slopes exceeding 30%, floodplains, along major drainage courses, and at the mountain base subject to dangers from potential slides or avalanche, or areas such as community watershed reserves or fish and wildlife habitat areas which by their land use or development may cause adverse affects, are designated as "Sensitive Area" on Schedule 'C'.

(b) Use:

- (1) ...that development on land designated as "Sensitive Area" will generally be discouraged, but where development is required, it should be of a very low intensity and such that the nature of development is compatible with the sensitivity of the land, and in accordance with the policies for each type of "Sensitive Area".

(c) Type:

- (1) Community Watersheds
...that the type and intensity of development in the community watershed areas of Station, Chicago, Waterfall, and Two Mile Creeks shall be limited in order to preserve both quality and quantity of local water supply, and that where lands within the watersheds are in the mandate of other agencies, the Regional District will, through referral and consultation, encourage these agencies to exercise their mandate in ensuring that the quality and quantity of domestic water supply is not compromised.

- (2) Aquifer
...that, where planned development or disposal of wastes is to take place near a known aquifer which provides or may in the future provide a source of water supply for the community, a special study should be undertaken to determine the best means of protection for the aquifer.
- (3) Fish Habitat
...that subdivision, development or use of land adjacent to watercourses important to fish habitat shall be in a manner which is cognizant of, and sensitive to the habitat. (Note: Station Creek, Chicago Creek, and Six Mile Creek contains salmon and trout and have been designated as "sensitive" by the Fish and Wildlife Branch of the Ministry of Environment. Seeley Creek, which flows into Chicago Creek is habitat for cutthroat and dolly varden trout. Cedar creek and Robinson Creek are also fish habitat. Many of the smaller creeks in the settlement area serve as spawning beds for salmon. The Skeena and Bulkley Rivers carry the migrating salmon to the spawning grounds.)
- (4) Fish Habitat, Water Quality
...that uses requiring the placement of fill in river channels or floodways or contributing to debris or effluent discharge shall generally be discouraged; however, where circumstances require placement of fill or effluent discharge, the Regional District will cooperate with the Ministry of Environment and Parks to ensure compliance with the required permit issued by that Ministry.
- (5) Fish Habitat, Recreation
...that the retention of natural vegetation forming a greenbelt along watercourses shall generally be encouraged by means of consultation and referral to applicable regulatory agencies.
- (6) Flood Plains
(i)...that the direction of development shall be encouraged away from lands susceptible to flooding.
(ii)...that lands subject to a general liability to flooding shall only be used for least intensive uses such as parks, open space recreation or agriculture.

(iii)...that, where there is no alternative to development on the floodplain and where mobile homes or buildings to be used for habitation, business or storage of goods damageable by floodwaters are to be located or constructed in any area liable to flooding, such buildings or mobile homes shall be adequately floodproofed in accordance with the floodproofing requirements of the Ministry of Environment and these requirements shall be contained in implementing bylaws.

(7) Cutbanks
...that development or works in proximity to cutbanks or major drainage courses which may be subject to potential hazards shall be discouraged.

(8) Steep slopes
...that development or construction shall be discouraged on steep slopes exceeding 30% or at the base of the Roche de Boule Mountain except where a geotechnical report sealed by a professional engineer registered in the Province of B.C. confirms the safety of the proposed development or construction.

28.

This topographic map of the Hazelton area includes the following features:

- Scale and Orientation:** A scale bar at the top left shows distances in miles (0 to 1) and yards (0 to 2000). A north arrow is located below the scale bar.
- Plan Boundaries:** Indicated by dashed lines across the map.
- Sensitive Areas:** Shaded regions include:
 - COMMUNITY WATERSHED:** A large shaded area in the upper right.
 - STEEP SLOPES:** Two areas labeled "STEEP SLOPES" in the center-right.
 - BASE OF MOUNTAIN:** A shaded area at the bottom center.
- Geographical Features:**
 - Indian Reserves:** SIK-E-DAKH, Glen Vowell INDIAN RESERVE 2, ANLAW INDIAN RESERVE 4, INDIAN RESERVE 3A, and INDIAN RESERVE 3B.
 - Waterways:** Hazelton River, Skeena River, and various creeks like Six Mile Creek and R. Hazelton.
 - Settlements:** Hazelton, South Hazelton, and New Hazelton.
 - Other Labels:** "WATERCOURSE & FISH HABITAT" near the Skeena River, "Hogwilt", "Gas tanks", and "Hospital".
- Topography:** Contour lines showing elevation, with peaks like 6811, 572, 3489, and 1571.

Legend:

- PLAN BOUNDARIES
- SENSITIVE AREAS

REGIONAL DISTRICT OF KITIMAT · STIKINE

III.C INFRASTRUCTURE AND RURAL SERVICES

Objective:

... to achieve coordinated delivery of infrastructure services in order to provide those services in a cost effective manner.

1. Community Water Supply

A study was undertaken by the Water Management Branch of the Ministry of Environment in 1980 to determine the feasibility of installing a community water system in Two Mile. The study indicated that the construction of a first phase may be feasible; however, the provincial cost sharing formula has since changed and the establishment of community water service in rural areas has been given much lower priority.

The existing situation with the Village of Hazelton's water trunk line running through the Two Mile community has resulted in unauthorized hookups to the main line. Alternatives for rectifying this situation are under review.

Policy:

- (a) ...that the provision of community water supply for portions of the Two Mile community continue to be investigated in respect of the problems associated with the physical, financial, administrative, and political considerations required to be resolved prior to commencement of service delivery.
- (b) ...that the provision of community water supply to new developments will be encouraged to hook up with the community water supply system of the South Hazelton Water Improvement District.

2. Waste Treatment

South Hazelton and Two Mile do not have community sewage systems. A joint study was undertaken by the Regional District, the Village of Hazelton and the District of New Hazelton to consider the long term feasibility of a regional sewer system in the study area. The study by Stanley and Associates investigated existing separate community sewage disposal systems and examined the concept of a regional sewage system.

Policy:

- (a) ...that the concept of a regional sewer system for the communities in the Hazeltons Vicinity study area be retained as a long term option and that the communities be encouraged to consider the concept prior to major expansion of their sewer systems and when formulating direction of growth policies.

3. Drainage Systems

Policy:

- (a) ...that the various authorities having jurisdiction be encouraged to cooperate in requiring the design and construction of drainage systems in a coordinated manner with preference to systems which respect the natural characteristics of flow and ponding.

4. Solid Waste Disposal

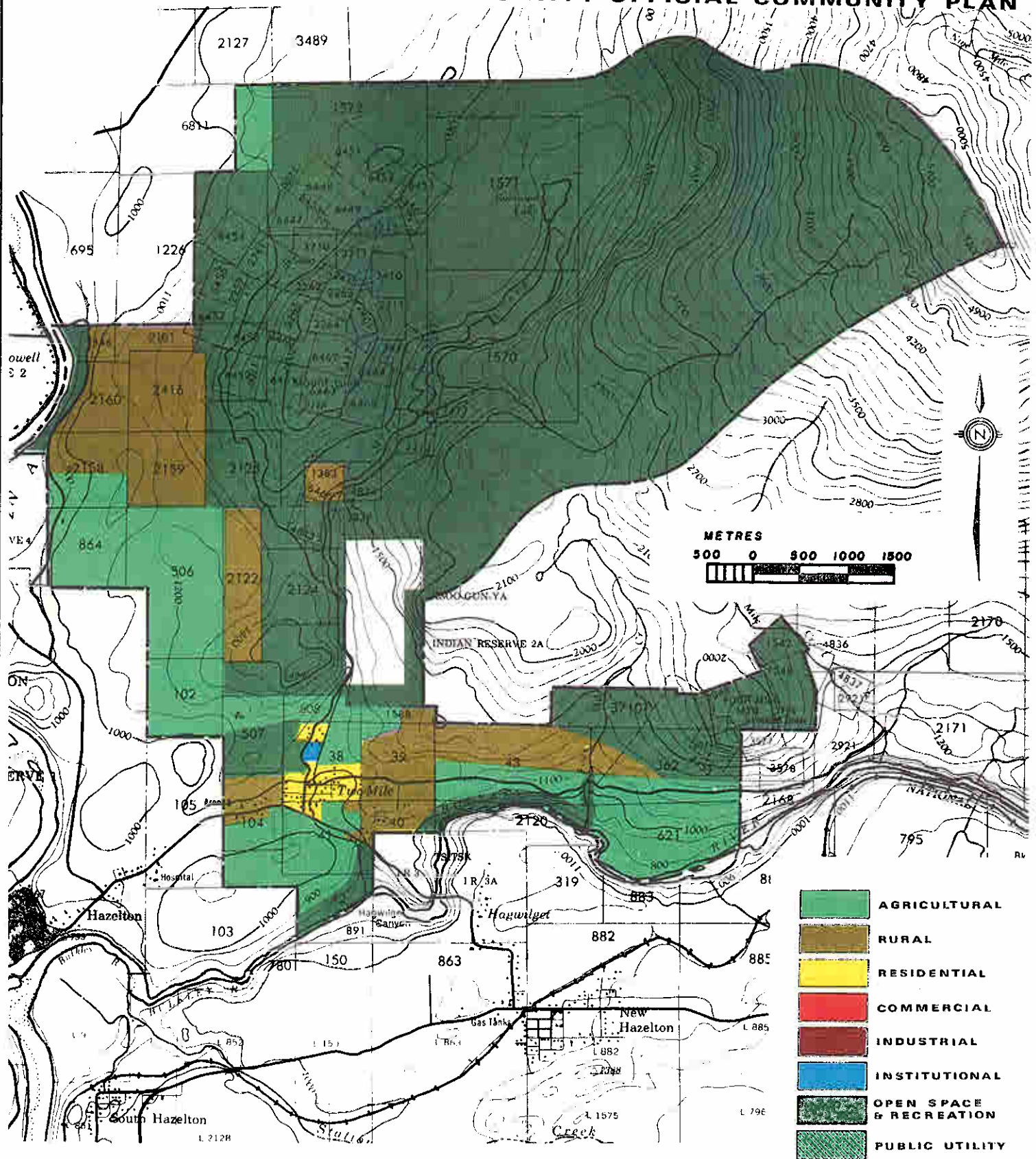
The solid waste disposal landfill site is situated outside the community plan area immediately east of New Hazelton and is used by all the communities in the study area. The disposal site is sufficient for the medium term future. New Hazelton and the Village of Hazelton contribute to the Regional District general function for maintenance and operation of the site.

Policy:

- (a) ...that the Regional District continue to provide solid waste disposal service and encourage the concept of joint user participation in a common facility.

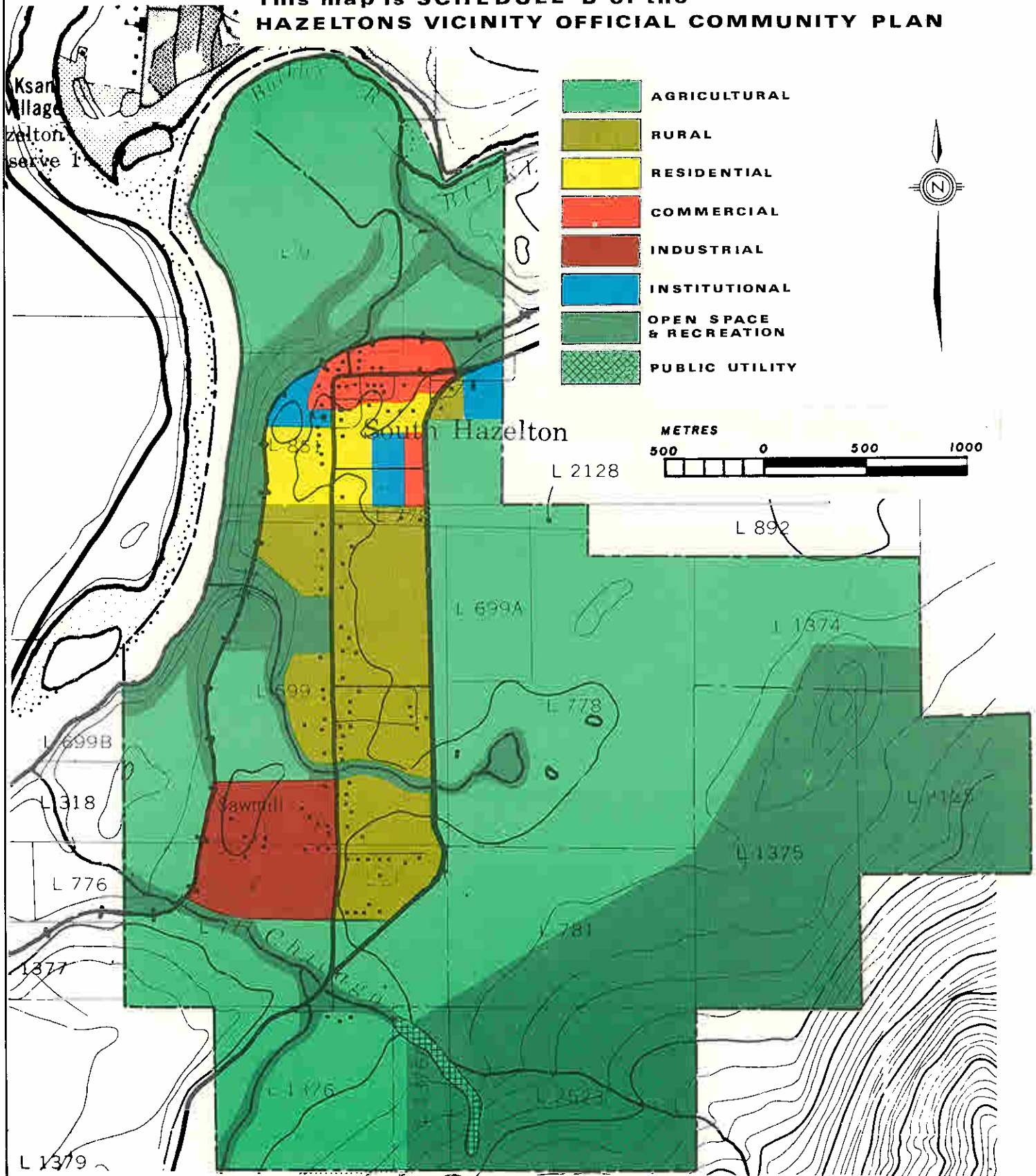
MAP 8: LAND USE DESIGNATIONS TWO MILE AREA

This map is SCHEDULE 'A' of the
HAZELTONS VICINITY OFFICIAL COMMUNITY PLAN



MAP 9: LAND USE DESIGNATIONS SOUTH HAZELTON AREA

This map is SCHEDULE 'B' of the
HAZELTON'S VICINITY OFFICIAL COMMUNITY PLAN



REGIONAL DISTRICT OF KITIMAT - STIKINE

IV. LOCAL DEVELOPMENT

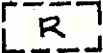



IV.A SOUTH HAZELTON LOCAL DEVELOPMENT

OBJECTIVES:

- (1) ...to encourage Lands Branch of the Ministry of Lands and Forests to undertake a replot of the area indicated on Schedule E-1 as "proposed replot area" or, alternatively, to reserve the lands until a replot can be done.
- (2) ... to encourage Lands Branch of the Ministry of Lands and Forests to reserve areas indicated as "proposed planning reserve" on Schedule E-1 until there is sufficient build-up and development of adjacent areas, at which time the reserve designation should be reviewed and proper designations established.
- (3) ...to provide guidance for the orderly subdivision of the area indicated on Schedule E-1 as "rural intensification" by encouraging the approving officer to approve subdivision in accordance with the following provisions:
 - (a) No subdivision be allowed without proper road right-of-way dedication to be provided in a manner which facilitates future traffic circulation and subdivision.
 - (b) A continuous north-south road linkage be evolved by means of extending Broadway Street southward commencing at 25th Avenue and also from West Road as indicated by directional arrows on Schedule E-1.
 - (c) Only two east-west roads which provide direct access onto Highway 16 will be allowed:
 - (1) 24th Avenue
 - (2) West Avenue

Other east-west connections will be permitted only to the frontage road, if and when a frontage road is constructed. A 15-meter dedication will be required along Highway 16 to accommodate this frontage road in any future subdivision.
 - (d) All new parcels created by subdivision should be serviced by the South Hazelton Water Improvement District's community water supply system.
- (4) ...to encourage the orderly development of highway commercial type uses commencing at the intersection of 24th Avenue and Highway 16 with future extension of the zone occurring only after existing highway commercial lots are fully developed.

**MAP 10: SOUTH HAZELTON
LOCAL DEVELOPMENT**
This map is Schedule D-1 of the
**HAZELTONS VICINITY
OFFICIAL COMMUNITY PLAN**

-  proposed planning reserve
-  proposed replot area
-  rural intensification
-  direction of incremental subdivision

C.N.R. R/W

HIGHWAY 16

779

D. L.
699 A

