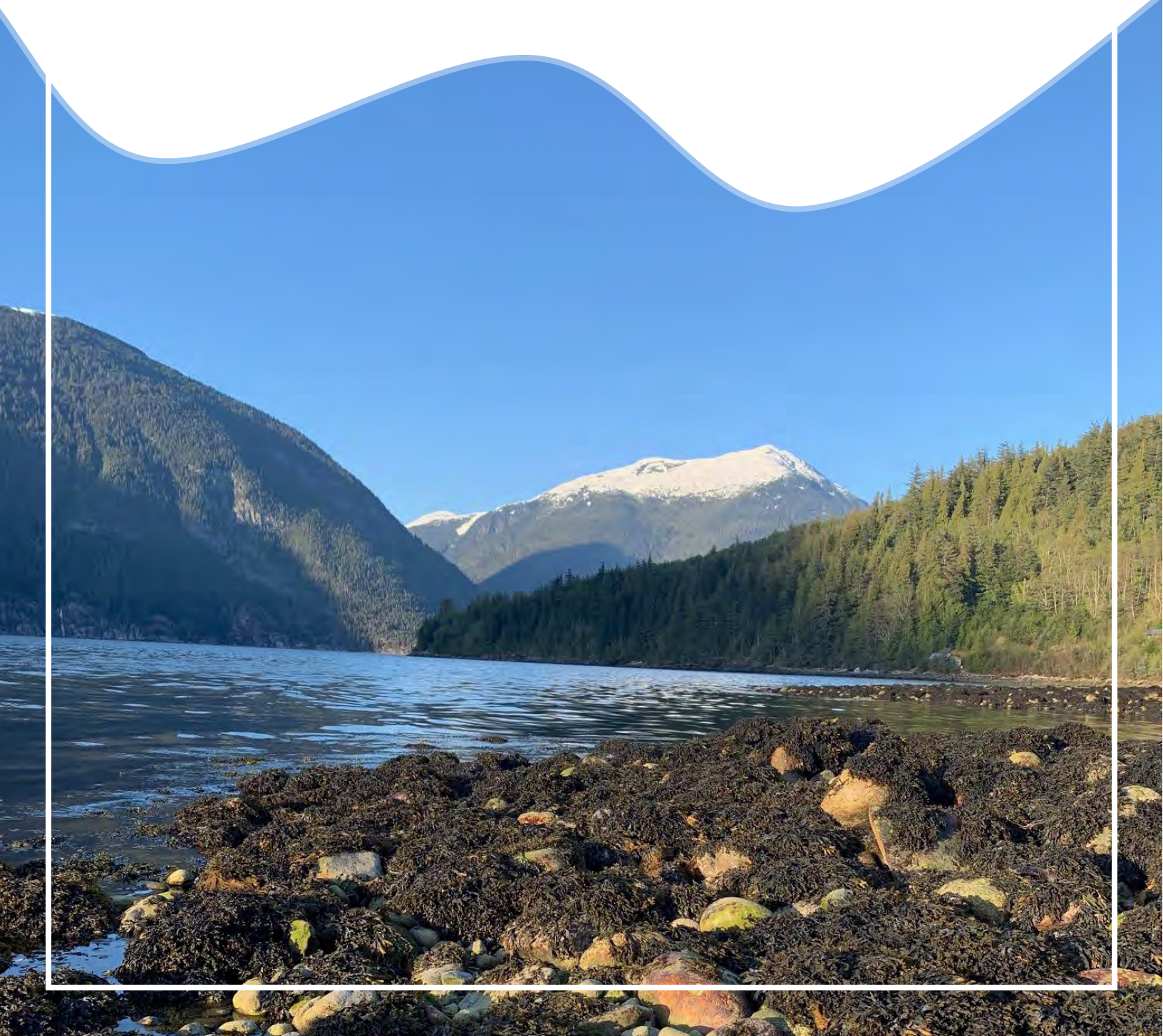




Central Coast Regional District

Bella Coola Valley Official Community Plan

Bylaw No. 565, 2026



Nuxalk Nation Acknowledgment

The Board of Directors of the Central Coast Regional District respectfully acknowledge that the planning area of the Bella Coola Valley Official Community Plan is within the traditional and unceded territory of Nuxalk Nation. The regional district is committed to advancing reconciliation efforts with the Nuxalk.

Through the development of this Plan, the CCRD worked to engage Nuxalk elected leadership, Statatmc, staff, and community members at large. The CCRD valued the conversations with the Nation and appreciated the input and learnings received throughout the planning process. The regional district also acknowledges the concerns expressed by Nuxalk regarding how historic and on-going land use, development and legislative frameworks have impacted their territory and hindered the Nation from fully and effectively managing their lands.

The road to reconciliation requires longstanding commitment, built on trust, respect and a seeking of mutual understanding. The CCRD will continue its efforts to work closely with the Nuxalk Nation to better understand their vision for the Valley, support their interests and work collaboratively on shared priorities.



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The background of the slide is a photograph of a dense forest. Tall, slender trees with moss-covered trunks and branches are visible. The ground is covered in a layer of brown leaves and forest floor debris. The lighting is soft, suggesting a shaded forest environment.

SECTION 1 INTRODUCTION



1.1 Background

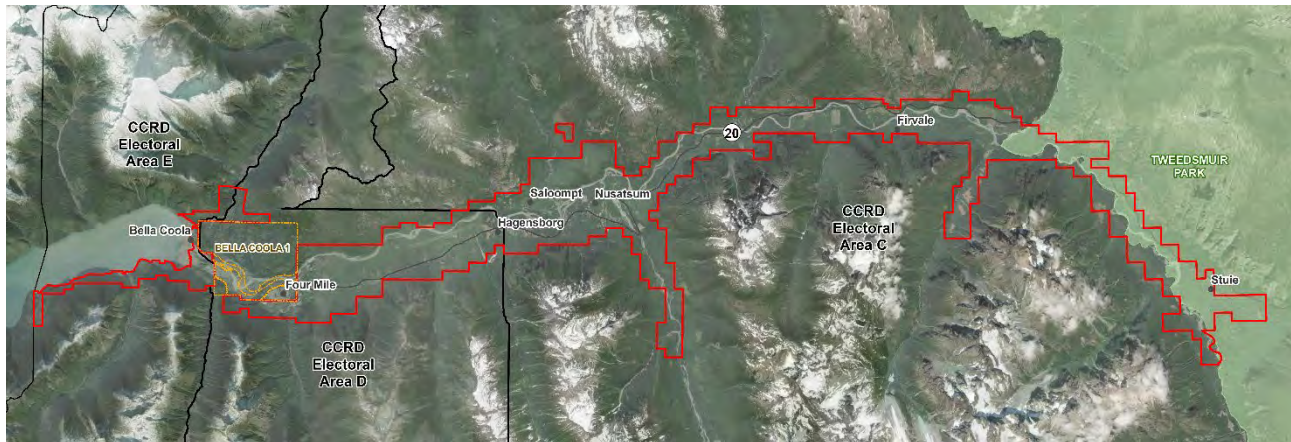
The Official Community Plan (OCP) is the highest order document for a local government and provides the framework for growth and development. The Central Coast Regional District's (CCRD) previous OCP for the Bella Coola Valley was adopted in 1999, and as such, no longer reflected the current needs, desires and goals of the regional district. Given that over 25 years had passed, it was time to undertake an update to this foundational planning document to ensure it reflected and incorporated current community priorities, changing demographics and economies, provincial legislative requirements, and the increased importance of reconciliation with First Nations.

While the CCRD shares overlapping jurisdiction with, and within, the traditional and unceded territories of the Heiltsuk Nation, Nuxalk Nation, Wuikinuxv Nation, Kitasoo/Xai'Xais Nation and Ulkatcho Nation, the Bella Coola Valley OCP only overlaps with the traditional and unceded territory of the Nuxalk Nation. The CCRD is the only regional district in British Columbia that has no incorporated municipalities.

The scope of this Plan spans the entirety of the Bella Coola Valley (see Figure 1), which includes portions of the following Electoral Areas:

- Electoral Area C – including the communities of Saloompt, Firvale, and Stuié;
- Electoral Area D – including the communities of Hagensborg, Four Mile, and the Bella Coola 1 reserve; and
- Electoral Area E – including the Bella Coola Townsite.

Figure 1. Bella Coola Valley OCP Planning Area



It should also be noted that since the CCRD has no jurisdiction on Nuxalk's reserve lands, this OCP does not include land use policies related to Bella Coola 1. However, given the strong ties and links between the townsite and reserve, Bella Coola 1 is factored into several of the analyses associated with the OCP, including infrastructure servicing and demographics.

1.2 What is an Official Community Plan (OCP)?

As per the provisions of the *Local Government Act*, an Official Community Plan outlines community objectives and policies to guide land use management and planning within the designated planning area.

According to Section 473 of the *Local Government Act*, the plan:

- .1 Must include statements and map designations for the area covered by the plan respecting the following:
 - a) the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 20 years;
 - b) the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
 - c) the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;
 - d) restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
 - e) the approximate location and phasing of any major road, sewer and water systems;
 - f) the approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites; and
 - g) other matters that may, in respect of any plan, be required or authorized by the minister.
- .2 Must include housing policies of the local government respecting affordable housing, rental housing, and special needs housing.

- .3 Must include targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets.
- .4 In developing an official community plan, the local government must consider any applicable guidelines under Section 582 [provincial policy guidelines].

Revisions to the *Local Government Act* in the fall of 2023 include additional OCP requirements as it relates to housing needs reports. Local governments are now required to consider the most recent housing needs reports when developing and/or amending OCPs. This includes outlining the total number of housing units required to meet anticipated housing needs over the next 5-year and 20-year timeframes and ensuring that OCPs and Zoning Bylaws accommodate the number of units identified. Housing policies respecting each class of housing need as outlined in the most recent housing needs report are also to be included.

Optional content provisions are set out in Section 474 (1) of the *Local Government Act* and may include:

- a) Policies of the local government relating to social needs, social well-being, and social development (See Part 3 of this Plan);
- b) A regional context statement, consistent with the rest of the plan, of how matters referred to in section 429 (2) (a) to (d) [content of regional growth strategy], and other matters dealt with in the plan, apply in a regional context (See Section 5 of this Plan);
- c) Policies of the local government respecting the maintenance and enhancement of farming on land in a farming area or in an area designated for agricultural use in the plan (See Section 17 of this Plan);
- d) Policies of the local government relating to the preservation, protection, restoration and enhancement of the natural environment, its ecosystems, and biological diversity (See Sections 7 and 21 of this Plan);
- e) Policies of the local government relating to alternative forms of transportation under sections 513.1 and 513.3; and
- f) Policies of the local government relating to transportation demand management under section 527.1.

The *Local Government Act* also allows an OCP to contain statements on issues outside of the direct purview of a local government, provided they are broad objectives only.

Although the OCP serves as a forward-looking document articulating the aspirations, requirements, and trajectory for the Bella Coola Valley's future development, it is crucial that this vision remains grounded in the resources and capacities of both the regional district and the community. Regular updates to the OCP are essential to ensure continued alignment with the community's long-term planning goals. Once the OCP is officially adopted, all CCRD bylaws and projects must adhere to the objectives and policies outlined in the Plan.

What an OCP Can and Cannot Do

An OCP Can:

- Provide a degree of certainty to the community leadership, businesses, and residents about the future form and vision of the community;
- Govern the decisions and actions of the Board of Directors while adopting bylaws or performing work related to the goals, objectives, and policies of the OCP;
- Direct the Board of Directors on decision-making and policy development; and
- Support applications to acquire funding from senior levels of government which will allow for investment in community works and services.

An OCP Cannot:

- Obligate the Board of Directors to undertake any project suggested in the OCP;
- Commit the Board of Directors to specific expenditures; or
- Force any action identified in the OCP.

1.3 Purpose Of This OCP Update

Until recently, OCPs were typically updated every 5 - 10 years depending on the local context. While this was often extended a few years for smaller, more rural jurisdictions such as the CCRD, at the time of this update, Bella Coola Valley's OCP was more than 25 years old. Recent legislative changes however now require that housing needs reports be updated on a 5-year cycle. OCPs will also have to be reviewed and, if necessary updated, every 5 years to ensure alignment with the housing needs reports. Additional factors and considerations that make the updating of the OCP timely include:

- An increased focus on reconciliation with First Nations communities and the enshrinement of the United Nations Declaration of the Rights of Indigenous Peoples (UNDRIP) and Declaration on the Rights of Indigenous Peoples Act (DRIPA) into law by the Province of BC;
- Updated legislative requirements (aforementioned updates related to housing needs reporting and OCP update frequencies, also previous OCP was developed under the *Municipal Act* and OCPs are now governed under the *Local Government Act*);
- The need to incorporate updated mapping and base data;

- The need to incorporate recent plans, studies and other relevant initiatives undertaken by the CCRD, including land use planning, housing needs, emergency management and infrastructure servicing and asset management updates;
- An increased focus on climate change adaptation and mitigation;
- Emergence and/or increased prominence of various trends influencing local government planning and development, including active transportation, short-term rentals, and the legalization of cannabis;
- Changing demographics within the CCRD;
- Changes in the regional economy and employment base;
- Changes in community services and resources; and
- An increased focus on social issues that may have typically been more prevalent in larger communities, including affordable housing, food security and health and wellness (including mental health and addictions).



1.4 Legislative Authority

The Bella Coola Valley OCP has been prepared in accordance with the British Columbia *Local Government Act*. Lands within the scope of this Plan are also subject to other Provincial and Federal legislation and approving authorities, including but not limited to:

Provincial legislation

- *Agricultural Land Commission Act*
- *Community Charter*
- *Heritage Conservation Act*
- *Declaration on the Rights of Indigenous Peoples Act*
- *Environmental Management Act*
- *Forest and Range Practices Act*
- *Public Health Act*
- *Land Act*
- *Local Government Act*
- *Mines Act*
- *Park Act*
- *Transportation Act*
- *Water Sustainability Act*

Federal Legislation

- *Fisheries Act*
- *Species at Risk Act*

Applicable Jurisdictions

- Agricultural Land Commission
- BC Hydro
- BC Parks
- Department of Fisheries and Oceans
- Ministry of Energy, Mines and Low Carbon innovation
- Ministry of Environment and Climate Change Strategy
- Ministry of Forests
- Ministry of Tourism, Arts, Culture and Sport
- Ministry of Transportation and Infrastructure
- Ministry of Water, Land and Resource Stewardship
- School District #49
- Transport Canada
- Vancouver Coastal Health

The entire planning area is also within the unceded ancestral lands of the Nuxalk Nation. The CCRD is committed to continuing to engage the Nation to gain a better understanding of their vision for the Valley.

1.5 The Planning Process

Given the age of the previous OCP, the development of this Plan was approached as a complete overhaul. The aim was to engage as many people as possible to develop an OCP that reflected the current vision and priorities of residents regarding land use, growth and development within the Bella Coola Valley.

While the development of this OCP focussed on goals and action items under the direct purview of the CCRD, the *Local Government Act* also permits an OCP to outline broad objectives on topics outside of the jurisdiction of the local government. As such, this OCP incorporates the vision of the community on a broader range of topic areas such as health, education, food security, economic development, and housing.

The development of this OCP included the following activities:

- **Stage Setting**

Prior to undertaking community engagement, several activities were undertaken to help set the stage for a formal project launch, including:

- Technical background review, including the review and compilation relevant plans and policies; current land uses; historical, current and projected demographics; infrastructure facilities and community services; housing needs; key social and cultural drivers: and health and education information.
- Compilation and preparation of base mapping; and
- Communication and Engagement Strategy.

These activities provided valuable local context on key priorities, initiatives and needs and provided the framework for future phases of the project.

- **Community Survey**

A survey was made available to Bella Coola Valley residents to build awareness of the project and obtain initial input on a variety of topic areas. The survey was open from February 15th to March 10th, 2023, and collected 112 responses. It was available both online and in paper copy at the CCRD Office.

- **OCP Engagement Week**

An “OCP Engagement Week” was held in the community from May 1st to May 4th, 2023. This engagement was designed to seek input from community members of diverse backgrounds and ages. Targeted groups included general community members, local businesses, community service groups, youth (who were underrepresented in the community survey), CCRD staff and the CCRD Board of Directors.

Engagement included:

- Residents Workshop
- Residents Open House
- Community drop-in sessions at the Bella Coola townsite Co-op and Hagensborg Legion Hall.

- Engagement sessions at Nusatsum Elementary (grades 5,6,7) and Sir Alexander Mackenzie Secondary School (grades 10, 11, 12).
- Interviews with several community organizations including the Nusatsum Waterworks District, Bella Coola Food Shed Alliance, Snootli Creek Hatchery, Bella Coola Ambulance Services, Bella Coola Search & Rescue, Bella Coola Library, Bella Coola Community Support Society, Bella Coola General Hospital, Lobelco Hall, Bella Coola Community Forest, Nusatsum Parents Advisory Committee, and the Bella Coola Trails Alliance.

- **Nuxalk Nation Engagement**

Discussions were held with Nuxalk staff, leadership and general membership with the intent of introducing the project to the Nation, seeking input and exploring how the Nation would like to be involved in the OCP update process. Nuxalk engagement undertaken as part of the OCP updated included:

- Meetings and general correspondence with Nuxalk staff
- Presentation to Nuxalk Management Team
- Elected Chief and Council Presentation
- Meeting with Nuxalk Ancestral Lineage Department
- Stataitmc outreach
- Community Open House (in-person)
- Virtual information sessions

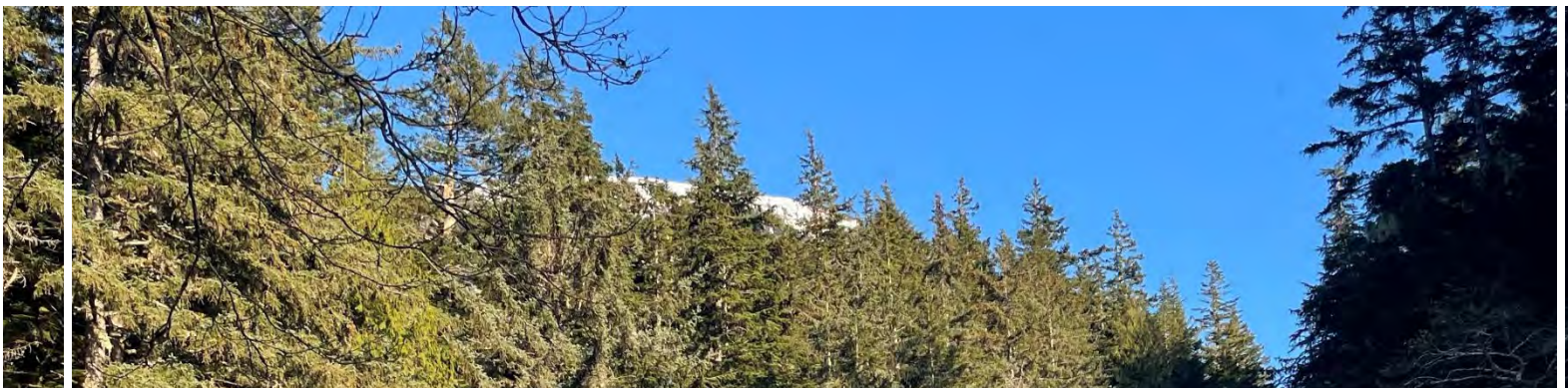
It should be noted that, beyond the OCP update, this engagement supported the bigger-picture CCRD goals of advancing reconciliation efforts within the Valley and fostering improved communication and relations between the Nation and CCRD.

- **Business Community Engagement**

Prior to the OCP engagement week, 35 businesses operating within the Bella Coola Valley were contacted and provided with an online survey. Several hard-copy surveys were also handed out in-person throughout the week. The survey was designed to obtain insight into the opportunities and challenges facing business owners in the Valley; 12 responses were received. Responding businesses primarily engaged in hospitality, industrial, and retail services.

- **CCRD Staff and Board of Directors**

The CCRD opted to take a Board of Directors-led approach in developing the updated OCP. Regular meetings with CCRD staff and the Board of Directors were conducted to review and seek input on the various elements of the plan.



Key Engagement Themes

Through the community engagement activities several themes emerged:



Advancing Reconciliation with the Nuxalk Nation

Many community members emphasized the need to prioritize communication with the Nation to ensure collaboration on shared goals and initiatives.



Housing

The need for new and affordable housing emerged as a top priority for several community members. Residents described how the lack of housing is creating challenges in retaining young adults and families in the Valley. A lack of rental availability is also constraining service providers and businesses from securing skilled labour. A need for supportive seniors' housing was also identified to enable Elders and seniors to age in place.



Centennial Pool

The Centennial Pool received significant support from residents. It is a crucial gathering place; provides an important service in teaching youth to swim; and supports youth with part-time employment. There is substantial community interest in seeing the pool renovated and maintained moving forward.



Youth Activities

High school-aged youth and their teachers universally described a need for more activities to engage youth, and in particular non-sports related activities. A lack of recreational opportunities during the winter was also identified. A frequent suggestion was to establish a youth gathering hub where teens could safely hangout with friends. Residents noted that choosing a location for the hub could be challenging given that youth reside throughout the Valley and struggle to access reliable transportation.



Community Groups at Capacity

Conversations with community groups revealed that employees and volunteers are feeling overstretched. There is a general fear that volunteer exhaustion is already reducing abilities to properly provide services, and in the long-term could result in a loss of key programs and services. While specific needs differ amongst organizations, suggestions to reduce the strain on volunteers include:

- Establish a central resources hub – Many organizations suggested that a shared office space could relieve administrative burdens and lead to greater synergies amongst various community groups.
- Explore the hiring of a coordinator – Having a coordinator in place to assist with the development and coordination of services, programs, and events would be a valuable resource for local community groups.
- Update community calendar – Developing this online resource would provide a low-effort means for organizations to advertise events and reduce scheduling conflicts.
- Improved communications with the CCRD – Many providers expressed a desire for acknowledgment and support from the CCRD. This includes direct communication with the CCRD and the opportunity to inform the regional district on organizational efforts. Existing capacity strains make it difficult for many providers to coordinate such meetings.
- Enter agreement for use of land – Emergency services providers identified a need for land to store vehicles and equipment.
- Financial support – Providers are aware of the CCRD's limited resources, but some organizations are struggling with decreased grant funding.



Business Challenges

Top challenges to operating a business in the Valley as identified by owners included:

- Ability to hire skilled, reliable, workers – Businesses often struggle with a lack of applicants for open positions and are faced with bringing skilled labour in from outside the community. Businesses also experience high rates of staff turnover.
- Availability of housing – Business owners described challenges keeping employees due to a lack of available/affordable housing.
- Transportation of goods to the Valley – Several businesses identified financial strain associated with the cost of importing freight into the Valley. Other businesses identified winter road conditions as a challenge to reliably accessing goods.



Other Priorities

In addition to the key themes as outlined above, other priorities and concerns which frequently emerged from community conversations include:

- **Active Transportation** – maintenance of existing trails & expansion to fill gaps in the active transportation network (e.g., seniors walking paths, youth pump track) is a community priority. Safety issues were also identified for pedestrians and cyclists along the highway and there is a desire for a dedicated cycling / pedestrian lane.
- **Environmental protection** – emphasis on protecting the health of forests and water systems, especially on maintaining habitat for salmon.
- **Tourism** – it was expressed that, while the Valley does not have trouble attracting visitors, tourism services and amenities are lacking. Residents would like to see steps taken to make the community more welcoming to visitors (e.g., full-time visitor centre, signage, town cleanliness, availability of businesses).
- **Food security & production** – many residents and community groups identified a need for access to locally grown, nutritional food and ongoing support of food security programming. Local food security can also help to build food resilience during disasters and transportation disruptions.
- **Valley Cleanliness** - several residents expressed concern over an abundance of unsightly premises within the Valley, with many stating that these premises are affecting community pride and could negatively impact tourism. Many residents also raised concerns regarding illegal dumping and potential negative environmental impacts.
- **Improved Telecommunications** – there is general support for expanding coverage throughout the community. Some residents indicated that this may help to attract and retain workers in the Valley.

1.6 Organization of the Plan

This OCP is organized into the following six (6) sections:

Section 1 – Introduction— this section of the OCP outlines the purpose and legal requirements of an OCP, as well as details the OCP update process.

Section 2 – Local Context and Background Information – Section 2 provides an overview of the local planning context including information about the Nuxalk Nation, a brief history of the Bella Coola Valley, key demographic and well-being indicators, a summary of the Valley’s neighbourhoods, and an overview of the Valley’s existing infrastructure and capital assets.

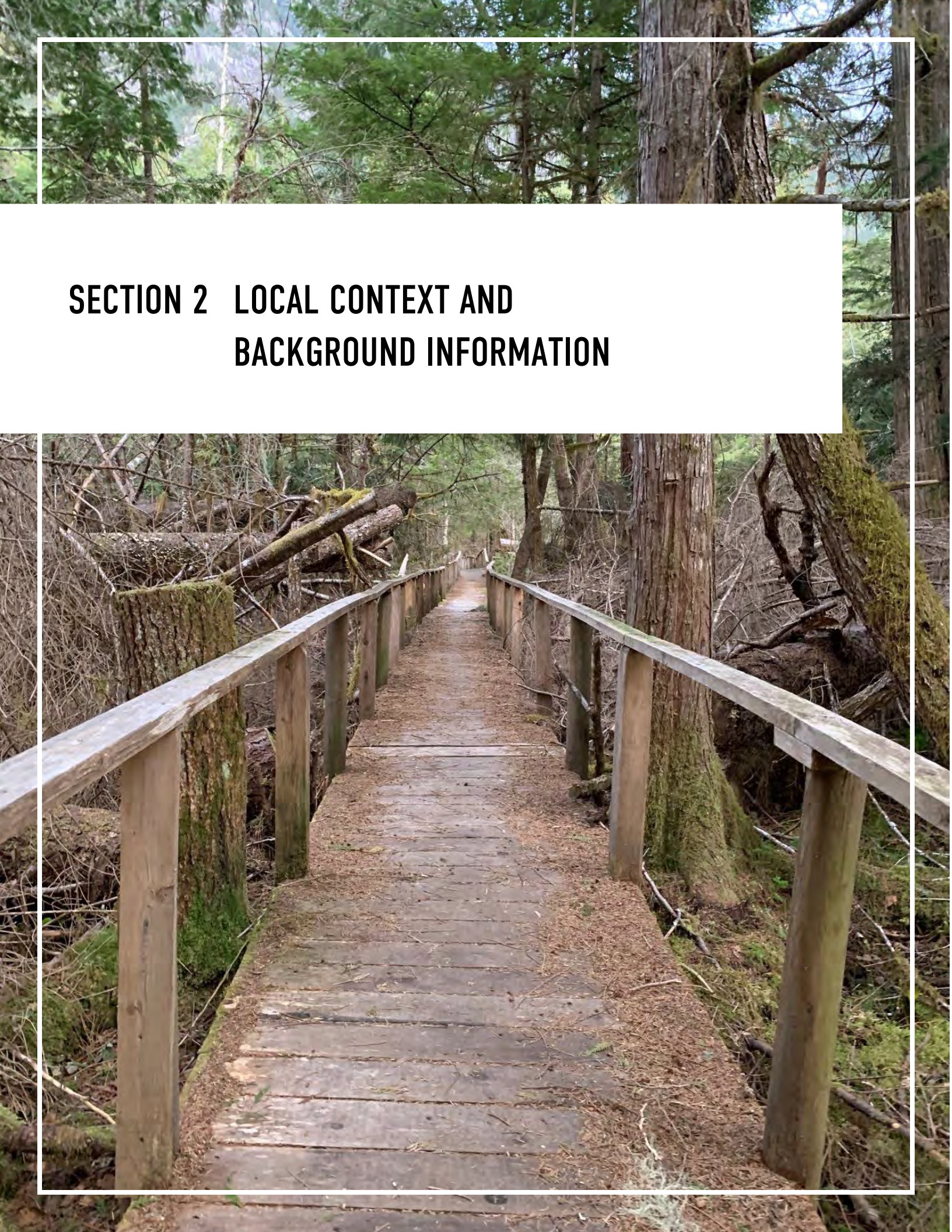
Section 3 - Vision and Guiding Principles – this section outlines a vision for the Bella Coola Valley, along with a series of Guiding Principles that will guide future land use, growth and development within the Bella Coola Valley.

Section 4 – Land Use Plan – this section of the OCP outlines objectives and policies for specific land uses that will guide future growth and land use planning in the Bella Coola Valley. These objectives and policies are designed to ensure future development within the Valley considers and adheres to current best practices, legal requirements, and community priorities.

Section 5 – Community Development and Resiliency – this section provides guidance and direction on topic areas that are not directly tied to a specific land use, such as health, education, food security, economic development, and housing. These topic areas often fall outside of the direct purview of the CCRD, but have been identified as priorities by residents, staff and/or the Board of Directors.

Section 6 – Implementation – this section provides direction on how the CCRD will implement the OCP.



The background of the page is a lush forest scene. The top half features a dense canopy of green evergreen trees. The bottom half shows a wooden boardwalk with railings winding through a forest with moss-covered tree trunks and fallen logs.

SECTION 2 LOCAL CONTEXT AND BACKGROUND INFORMATION



2.1 Nuxalk Nation

The Bella Coola Valley falls within the traditional territory of the Nuxalk Nation. The Nuxalk territory covers an expansive area including, but not limited to, the lands and waters of the Bella Coola River watershed, Dean Channel, Burke Channel, King Island, North and South Bentinck Arms, Dean River and Kimsquit River. There are four ancestral territories, including Nuxalkmc (Bella Coola Valley), Talyuumc (South Bentinck), Kw'alhnamc (Kwatna), and Ista-Suthlhmc (Lower Dean, King Island, Dean and Kimsquit Rivers).¹

Oral history and archaeology show that Nuxalkmc (Nuxalk people) have resided in their traditional territory for more than 14,000 years.¹ Numerous sacred sites, traditional village sites and artifacts can be found throughout Nuxalk territory, including petroglyphs more than 5,000 years old.

After European settlement, the smallpox epidemic in 1862 decimated the Nuxalk people resulting in a significant population decline. The Nuxalk persevered however and continue to be stewards of their traditional lands and waters today. Nuxalkmc live in several villages throughout the Valley. Nuxalk has seven reserves with a combined area of 2,025 ha, which is a very small portion of their ancestral territory. The Nuxalk have never ceded their territory and maintain rights and title to their full ancestral territory.¹

2.2 History of the Bella Coola Valley

The Bella Coola Valley is located in the central coast region of British Columbia. The Valley is flanked by mountains, with the Kitimat ranges to the north and the Pacific ranges to the south. The Valley is a gateway to the Pacific, with Burke's Channel forming a long ocean inlet from Bella Coola townsite to the open ocean. The Valley contains vast temperate rainforest known as the Great Bear Rainforest, home to ancient western red cedars, western hemlock, Douglas fir, and Sitka spruce trees.²

¹ Nuxalk Nation. Culture & Language. nuxalknation.ca/culture-and-language/

² Great Bear Tales (2023). Trees of Great Bear Rainforest. greatbeartales.com/trees-coastal-bc/

European contact was made in 1793 when Alexander Mackenzie arrived in the Bella Coola Valley after journeying on rivers from the Interior.³ In 1848, a major port was established at Bella Coola, followed by a Hudson's Bay Company trading post. Europeans began to permanently settle in Bella Coola by the late 1800s. Bella Coola's non-Indigenous population increased in 1894 with the arrival of Norwegian settlers, who had immigrated from their previous home in Minnesota in hopes of finding economic opportunity and an environment more like Norway, with mountains and fjords.⁴ Within a year of settling, the Norwegian settlers had built houses, roads, bridges, stores, a post office, and a school, and began collecting taxes.

Historically, Bella Coola's economy has relied on forestry. After Norwegian settlement, mills were built to facilitate construction in the Valley. Throughout the early-to mid 20th century, logging operations in the Valley quickly expanded and companies began exporting timber to mills on Vancouver Island and in the Lower Mainland for processing.⁵ Public concerns arose on the environmental impact and loss of resources. By the end of the 20th century, the logging industry was suffering from increasing production costs, decreasing prices, and removal of timber rights.⁵ The Bella Coola Resource Society and Nuxalk Nation both took the opportunity to establish community forest tenures to limit timber harvesting and manage forests in the best interests of the community.⁵

Fishing also plays a significant role in the history and economic development of Bella Coola. The Bella Coola River and the ocean have historically provided an abundance of salmon, halibut, and ling cod. However, the impact of droughts in recent years have negatively impacted the salmon population on the central coast.⁶

Throughout the first half of the 20th century, Bella Coola remained inaccessible by road due to treacherous terrain between Bella Coola and Anahim Lake. The government had constructed Highway 20 running from Williams Lake to Anahim Lake but deemed it too costly and "impossible" from an engineering perspective to connect Anahim Lake to Bella Coola.⁷ In 1952, Bella Coola residents formed a volunteer crew and began to build the road themselves. One year later the "Freedom Road" was completed, connecting the Bella Coola Valley to the rest of BC.⁷ The construction of the Freedom Road significantly increased accessibility to Bella Coola.

In recent years, Bella Coola's economy has been shifting away from resource-based industries towards tourism. Visitors are encouraged to tour the Bella Coola Valley Museum. Bella Coola offers wilderness retreats, fishing, sailing, bear watching, river rafting, hiking, boat tours, kayaking, heli-skiing, cultural tours, and a variety of other experiential ecotourism opportunities.⁸

³ Bella Coola Valley Museum. A Brief History. www.bellacoolamuseum.ca/en/history.php

⁴ Tourism Bella Coola. Norwegian Heritage. bellacoola.ca/norwegian-heritage/

⁵ Bella Coola Valley Museum. A Short History of Logging in the Bella Coola Valley. www.bellacoolamuseum.ca/en/digital_heritage/logging/bella_coola_logging_history.php

⁶ CBC News (2022). Salmon struggle to spawn amid record-setting drought, with tens of thousands dead in B.C. www.cbc.ca/news/canada/british-columbia/salmon-dead-drought-bella-bella-1.6606418

⁷ Global News (2016). The Hill: The story behind one of BC's most treacherous roads and the locals who built it. globalnews.ca/news/2696374/the-hill-the-story-behind-one-of-bcs-most-treacherous-roads-and-the-locals-who-built-it/

⁸ Tourism Bella Coola. Guided Tours. bellacoola.ca/guided-tours/

2.3 The Planning Area

The Bella Coola Valley OCP planning area encompasses approximately 13,700 hectares and spans approximately 55 km, from Stuie in the east to the North Bentinck Arm in the west. A number of neighbourhoods are situated throughout the Valley, including:

Bella Coola Townsite - located at the head of North Bentinck Arm on the Bella Coola River. The townsite operates as a hub for the community where many go to access businesses and services including groceries, healthcare, social services, post office, restaurants, fuel and auto repair, banking, galleries, and retail. The townsite is adjacent to Bella Coola 1 (IR1), which is a Nuxalk Nation reserve.

Hagensborg - located 16 kilometres “up Valley” from the Bella Coola townsite, Hagensborg is another key service centre for the community, offering services such as groceries, coffee shops, accommodation and camping, and fuel and auto repair. The Centennial Pool and Royal Canadian Legion Branch #262 are also located in Hagensborg.

Nusatsum - a small, developed area just east of Hagensborg. The area is supported by the Noosatsum Waterworks District, which provides water and fire protection services.

Saloompt – located on the north side of the Bella Coola River, this rural area has long been identified as an area of future residential development.

Firvale – situated at the confluence of Burnt Bridge Creek and the Bella Coola River, Firvale features a wilderness camp and agricultural developments.

Stuie – located at the confluence of the Atnarko and Talchako Rivers, Stuie represents the eastern boundary of the Bella Coola Valley OCP planning area. Within the Tweedsmuir South Provincial Park, Stuie features a variety of tourism services and accommodations.

The entire planning area is situated on unceded Nuxalk ancestral lands. The CCRD has no jurisdiction on Nuxalk reserve lands and the Bella Coola 1 reserve is not included within the OCP planning area. The Bella Coola 1 reserve however is a key community hub within the Valley and includes two distinct neighbourhoods including ‘downtown’, located directly adjacent to the Bella Coola townsite; and ‘4-mile’, situated approximately 3 km along Highway 20 from the Bella Coola townsite. The Nuxalk provide water services to the Bella Coola townsite and given the strong ties and links between the townsite and reserve, Bella Coola 1 is factored into several of the analyses associated with this OCP.

2.4 Primary Settlement Areas

Settlement patterns within the Valley have resulted in four primary off-reserve development clusters; the Bella Coola townsite, Hagensborg, Nusatsum and Saloompt. The Bella Coola townsite, Hagensborg and Nusatsum are serviced through community water systems. The Bella Coola townsite and Hagensborg in particular act as service centres for residents and visitors. It is the aim of the CCRD to continue to direct future development to these areas. Given the access and infrastructure servicing limitations in Saloompt however, any significant development in this area is likely to be over a longer-term.

This OCP classifies these four areas as Primary Settlement Areas. The intent of the Primary Settlement Area designation is to;

- effectively manage future growth and development within the Valley;
- direct future developments away from agricultural lands;
- maintain the rural character of the Valley;
- act as service centres for residents;
- leverage the higher levels of infrastructure servicing and access in these areas to promote a more compact settlement design; and
- strive to balance economic and environmental values in the Valley.

It is the expectation that developments and activities within Primary Settlement Areas will adhere to the specified policies for their respective land uses outlined in the OCP. For example, residential land uses in a Primary Settlement Area should follow the guidelines provided in Section 4.3 Residential.

This OCP provides further land use direction for the Bella Coola townsite and has designated specific land uses within this area. The decision to provide this additional direction was made due to the clear development direction and distinct land uses of the area.

Existing land use in Hagensborg, Nusatsum and Saloompt is a mix of residential, recreational, institutional, commercial and agricultural uses. Development direction in these areas is less defined, however, the CCRD aims to continue to support a variety of complementary land uses. Development applications in these areas will be reviewed on a case-by-case basis.

It should also be noted that parcel-specific land use direction for these areas is outlined in the CCRD's Bella Coola Valley Zoning Bylaw.

The Primary Settlement Areas as outlined in this OCP were developed as part of the 1999 OCP planning process and were endorsed by the Agricultural Land Commission (ALC) at that time. Agricultural Reserve Lands within the Primary Settlement Areas are subject to the *Agricultural Land Commission Act*. Notwithstanding the Board's general support for the ALR, it is prepared to support applications to the ALC for exclusion, subdivision and non-farm uses within Primary Settlement Areas, provided they align with the CCRD's long-term planning objectives and are accompanied by rationale explaining the underlying need for the development and how it will complement the goal of a more compact and efficient settlement pattern.

The CCRD has identified some instances in which it may make sense to refine the boundaries of the settlement areas. Justification for potential refinements of the Primary Settlement Areas include:

- alignment with current parcel boundaries;
- incorporation of developments that have taken place since 1999;
- exclusion of areas within the Agricultural Land Reserve;
- incorporation of recent studies related to natural hazard and development constraints;
- alignment with current water system service area boundaries; and
- consideration of housing needs reporting and requirements.

Any refinements to the primary settlement areas would require coordination and endorsement from the ALC.

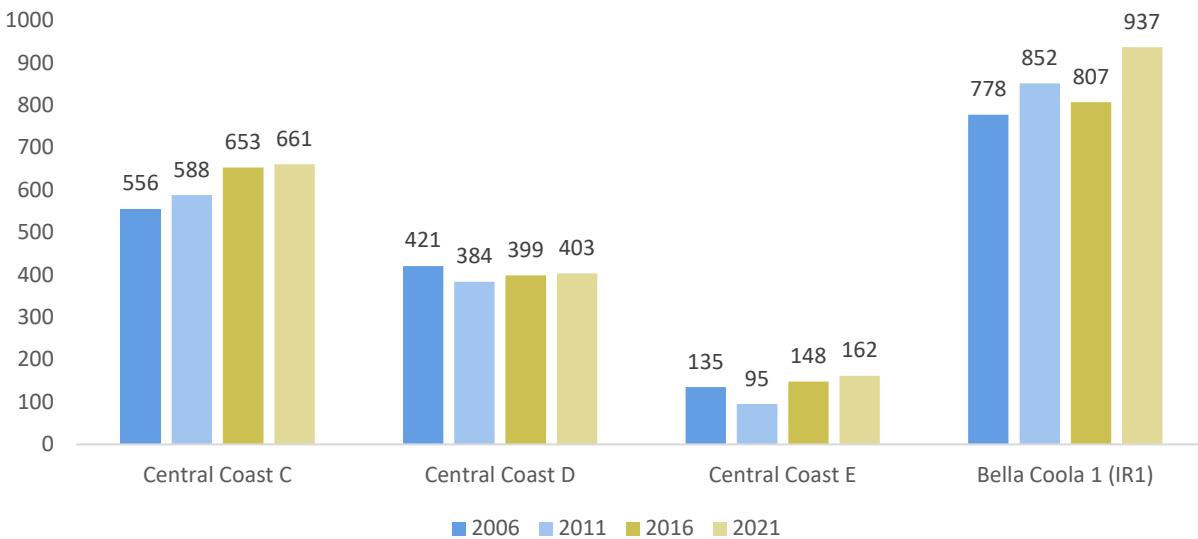
2.5 Demographics

2.5.1. Historical and Current Population

The most recent census (2021) outlines a population of 2,163 for the Bella Coola Valley. This population estimate includes both those living on-reserve and off-reserve. While the CCRD has no jurisdiction on Nuxalk's reserve lands, given the strong ties between those residing on and off-reserve, including the delivery of shared services, it is important to consider population trends for the entirety of the Valley in future land use planning initiatives.

Figure 2 illustrates the population changes in the Bella Coola Valley from 2006 to 2021 across census subdivisions. The Valley has experienced an approximate 14% population growth during this timeframe. The on-reserve population on Bella Coola 1 has grown at approximately double the rate of the off-reserve population (20% versus 10%). Electoral Area D is the only census subdivision to experience a population decline over this timeframe.

Figure 2. Population by Census Subdivision in the Bella Coola Valley, 2006 to 2021⁹



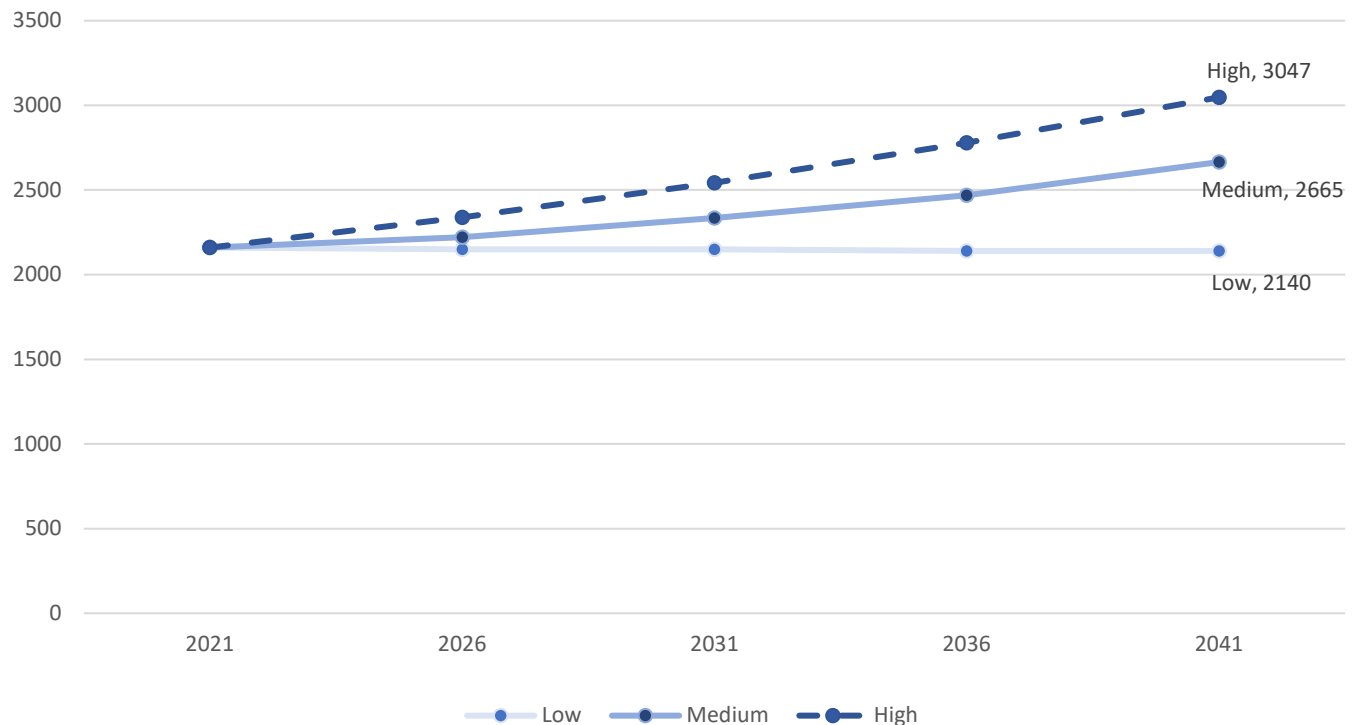
⁹ Statistics Canada. (2022). *Census Profile, 2021 Census of Population*.

Projected Population

Population projections to 2041 have been developed for the Bella Coola Valley under three scenarios:

- **High Growth Scenario:** the high growth rate for the Bella Coola Valley was calculated based on the recent 5-year growth of the Valley as per the 2016 and 2021 census data. The high growth scenario results in an approximate 2% annual population increase.
- **Medium Growth Scenario:** the medium growth scenario is based on population projections from BC Stats for the CCRD, assuming the proportion of the Bella Coola Valley as a percentage of the total CCRD population will remain similar in the next 20 years. The medium growth scenario results in an approximate 1.2% annual population increase.
- **Low Growth Scenario:** the low growth scenario is based on the past 20 years of population growth as per census data. This growth scenario overweighs the recent short-term increases (which may be temporary) and uses current age demographics to estimate the future population. The low growth scenario results in an annual population decline of approximately -0.05%.

Figure 3. Population Projections for the Bella Coola Valley, 2021 to 2041



2.5.2. Age Profile

The current population breakdown of the Bella Coola Valley shows a significant senior population (Ages 60+), as well as a large portion of the population aged 10 to 19 (see Figure 4). Compared to the Province as a whole, the average age of the Bella Coola Valley is slightly older (see Figure 5). The Bella Coola 1 reserve is the exception, which has a noticeably younger population than all other areas in the Valley. It is also noted that the Valley also has a much larger proportion of Indigenous residents compared to the provincial average (see Figure 6).

Figure 4. Population Pyramid for the Bella Coola Valley, 2021³

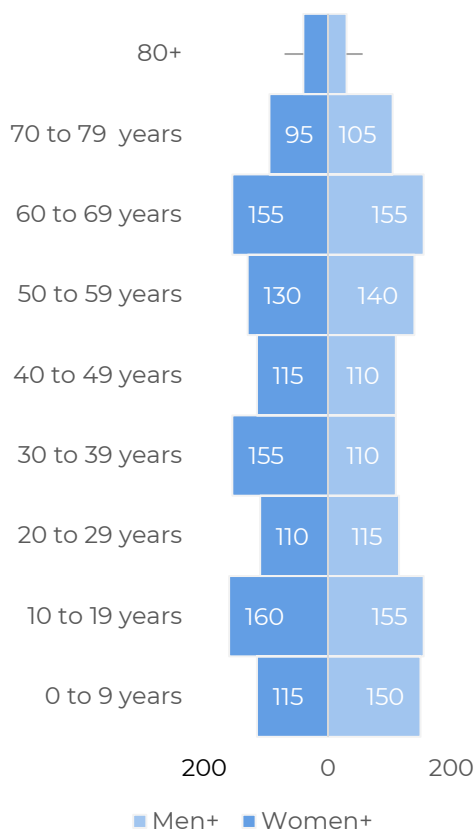


Figure 5. Average Age of Bella Coola Valley Residents Compared to BC average, 2021

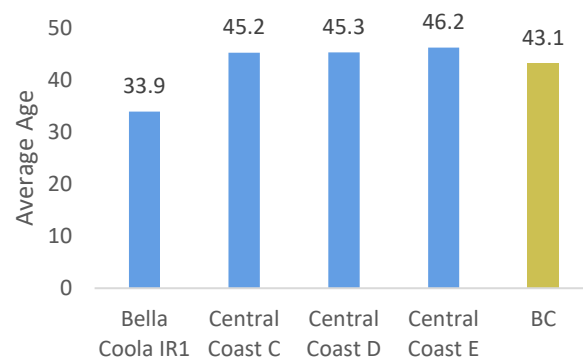
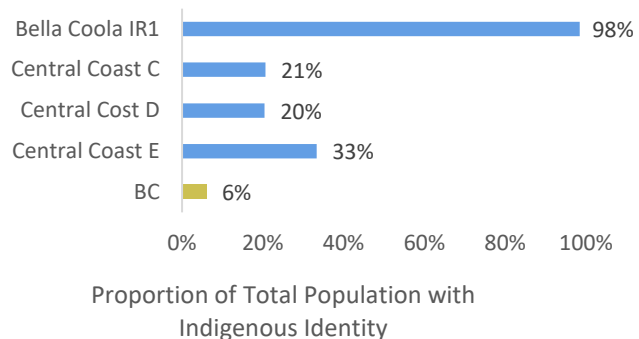


Figure 6. Proportion of Indigenous Residents in the Bella Coola Valley Compared to BC average, 2021



2.5.3. Housing and Future Lands Needs

Housing Projections

In early 2024 the Province of BC outlined a standardized methodology for calculating housing needs. It is intended that all local governments within the Province utilize this updated methodology in the development of housing needs reports moving forward.

Based on the Province's standardized housing needs report methodology, the Bella Coola Valley is projected to need 389 housing units over the next 20 years (126 units over the next 5 years). It should be noted that these housing projections are not directly tied to the population projections shown in the Section 2.5.1, as these housing projections:

- attempt to incorporate suppressed households (adults living involuntarily with roommates due to affordability challenges);
- assume a 3% rental vacancy rate;
- make assumptions on the number of newcomers that will settle in the Valley based on current federal immigration targets;
- utilize a regional approach to estimating homelessness needs (merge with Regional District of Mount Waddington); and
- take a regional approach to estimating population projections, whereas the population projections outlined in section 2.5.1 are more nuanced and specific to the Bella Coola Valley.

Also, while individuals living on the Bella Coola 1 reserve were accounted for in the Valley's population projections in Section 2.5.1, the on-reserve population does not factor into the Province's housing projections.

It is also important to note that these are housing projections and not necessarily a prediction of the actual housing need over the next 20 years. The Province is requiring that local governments account for the projected housing needs within their OCPs.

Table 1 provides a breakdown of the projected housing needs over the next 5 and 20 years based on the Provincial calculator.

Table 1 - Projected Housing Needs, Bella Coola Valley (Electoral Area C, D and E), 2021-2041

Component	Total Units	
	5 Year Need	20 Year Need
A. Extreme Core Housing Need	0.69	2.75
B. Persons Experiencing Homelessness	3.57	7.13
C. Suppressed Household Formation	29.23	116.92
D. Anticipated Growth	91.49	259.17
E. Rental Vacancy Rate Adjustment	0.52	2.09
F. Additional Local Demand	0.00	0.00
Total New Units – 5 years	126	
Total New Units – 20 years		389

In determining if the OCP and Zoning Bylaws can accommodate the projected housing needs, it was assumed that the 389 new housing units would be built as primarily single-detached houses (80.5%), secondary suites within a single-detached house (12.5%), and row houses (7.0%). This distribution assumes that single-detached with secondary suites will increase to 7% of the total dwelling units in the community, reflecting an increased uptake due to recent small-scale multi-unit housing policies (SSMUH)¹⁰ introduced by the Province. It is also assumed that there would be a small demand for rowhouse-type of development over the 20-year horizon.

Table 2 - Distribution of Existing and Projected Housing Types

	2021		2041 - New Units Only		2041 – All Units	
	Units	% of Total	Units	% of Total	Units	% of Total
Total	315	100%	389	100%	704	100%
Single-detached house	295	94%	313	80.5%	608	87%
Semi-detached house	0	0%	0	0.0%	0	0%
Row house	0	0%	27	7.0%	27	3%
Apartment or flat in a duplex	5	2%	49	12.5%	54	7%
Apartment in a building that has fewer than five storeys	0	0%	0	0.0%	0	0%
Apartment in a building that has five or more storeys	0	0%	0	0.0%	0	0%
Other single-attached house	0	0%	0	0.0%	0	0%
Movable dwelling	20	6%	0	0.0%	20	3%

¹⁰ There is no available data to indicate how much demand there would be for secondary suites, however, statistics show urbanized communities in Northern BC have 7-8% of the occupied housing stock as apartment or flat in a duplex (e.g., 7% in Terrace, 8% in Prince George). In the case of Bella Coola Valley, an increase of apartment or flat in a duplex from 2% to 7% of total units is equivalent to the addition of less than 2 units per year.

Land Needs

In reviewing the current Bella Coola Valley Zoning Bylaw, minimum lot sizes were identified for common residential zones (e.g., single-detached, multi-family). These minimum lot sizes were assigned to the projected housing units to calculate the associated land needs. These lot sizes and associated land needs are outlined in Table 3.

Table 3 - Assumed Lot sizes and Associated Land Needs

	Size per lot	Total land area (hectares)	Total land area (acres)
Total	-	74.5	184
Single-detached house	0.2 Ha (0.5 acres)	49.4	157
Row house	0.04 Ha (0.12 acres)	1.2	3
Apartment or flat in a duplex	0.2 Ha (0.5 acres)	9.7	24

In total, it is projected that 74.5 Ha (184 acres) of land will be needed to meet the 20-year housing need of 389 units. The minimum lot size outlined in the current Zoning Bylaw for all single-family residential zones, including the higher density Urban Residential Zone, is 2,000 m² (0.5 acres). These lot sizes align with Vancouver Coastal Health's standards for subdivision.

While development within the Bella Coola Valley is heavily constrained due to a variety of regulatory and physical constraints, including the Agricultural Land Reserve, floodplain of the Bella Coola River, and land stability considerations, there is sufficient land to meet the projected 20-year housing needs. In addition to potential infill developments throughout the Valley, the identified Primary Settlement Areas of Hagensborg and Nusatsum specifically have the potential to accommodate future housing. In fact, a spatial analysis identified over 200 acres of vacant lands currently zoned for residential uses within the Nusatsum Primary Settlement Area alone. Over the longer-term, lands in Saloompt have been identified by the regional district for future residential developments. These lands are currently considered crown lands and would require significant infrastructure investments to accommodate significant future growth. CCRD residents and the Board of Directors also suggested that a secondary access over the Bella Coola River may also be required to accommodate any significant population growth in Saloompt.

2.5.4. Land Use and Development Considerations

The standardized methodology for projecting housing needs as recently released by the Province suggests 389 new housing units will be required in the Bella Coola Valley by 2041. Medium and high growth population projection scenarios also indicated the Valley will experience population growth. The low growth scenario however indicates a slight population decline over this timeframe. The actual housing need and rate of population growth within the Valley will be influenced by several factors, including:

- Housing availability and affordability;
- The uptake of recent Zoning Bylaw and provincial legislative changes which now permit secondary suites in the Valley;
- Changing demographics, including the large number of individuals in the 60+ and under 20 age cohorts;
- The ability to maintain key community services and resources;
- Changes in the regional economy and employment base, in particular the forestry, agriculture and tourism sectors;
- The availability of readily developable land in the Valley;
- Trends in remote working arrangements; and
- The ability to attract and retain young families to the Valley.

2.6 Infrastructure, Facilities, and Community Services



Potable Water / Fire Protection

The Bella Coola Townsite Water System is supplied via a bulk metered connection to the neighbouring Nuxalk Nation water system. A network of watermains convey potable water to residential, commercial, and institutional properties throughout the townsite community. The system is equipped with hydrants and standpipes to facilitate fire protection.

The Hagensborg Water System is currently supplied by a surface water intake on Snootli Creek. A backup groundwater well source is also available to supply the system. Distribution mains convey water throughout Hagensborg. Hydrants and standpipes are used for fire protection throughout the service area. The water system is currently under a Boil Water Notice issued by Vancouver Coastal Health due to the lack of appropriate treatment/disinfection of the source water. At the time of this report's writing, the CCRD has secured a grant to upgrade the water system and designs of water supply, treatment, storage, and distribution system improvements are underway.

There is a third community water system located in Nusatsum, which is operated by the Noosatsum Improvement District. The CCRD is not involved in the operation and maintenance of this system.



Sanitary Servicing

The homes and community buildings in the Bella Coola Valley are serviced by on-site septic systems, which generally consist of a septic tank and drain field/drain pit on each property. Some facilities, such as the Bella Coola General Hospital utilize package sewage treatment/disposal systems. Septic tank pump outs are completed by local contractors who access a permitted septage disposal facility located within the Thorsen Creek Waste and Recycling Centre.

Nuxalk Nation is planning to construct a new wastewater collection, treatment, and disposal system to service their Main Village settlement within the Bella Coola 1 reserve. While the planning and design of this system includes provisions for expansion to accommodate sewage flows from the adjacent Bella Coola townsite, there are no current plans to establish a sewage collection system to service the townsite, nor is an agreement in place with Nuxalk Nation.



Solid Waste / Recycling

The CCRD owns and operates the Thorsen Creek Waste and Recycling Centre which services customers throughout the Valley. The facility is equipped to accept household garbage, construction/demolition debris, yard waste, and large waste items such as appliances. It should be noted that the centre is nearing its end of life, and the CCRD is exploring options to extend the lifespan of the facility. The CCRD is also evaluating longer-term options for solid-waste management within the Valley.

The Thorsen Creek Recycling Depot accepts a wide variety of recyclable materials as a drop off/self sort service at no tipping cost to customers for most items. Recyclables are shipped to the Lower Mainland for processing with refundable deposits donated to local non-profit organizations.

The CCRD is planning to add a composting facility at the centre as a means of improving the service and helping achieve waste diversion targets.



Roads / Transportation

The roads and streets throughout the Bella Coola Valley are under the jurisdiction of the Ministry of Transportation and Transit, which conducts snow clearing, ditching, line painting, and similar operations and maintenance responsibilities.

The CCRD is responsible for 24 street lights throughout the Valley, which are positioned at locations where safety improvements were identified.

Public transportation is provided by the Bella Coola Valley Bus Company Ltd. The Bella Coola Valley Transit System is available to anyone. It operates two scheduled trips from Bella Coola to Burnt Bridge Creek from Monday to Saturday. There is also a Dial-a-Ride service that operates door-to-door service for persons with a disability, and curb-to-curb service for other trips.

The Bella Coola Valley is also supported by BC Ferries which operates seasonally from mid-June to mid-September. The ferry connects the Valley to Port Hardy, located on the northern tip of Vancouver Island, and is an approximately 10-hour trip. The ferry stops at several coastal communities along the way, including Bella Bella and Denny Island.



Power and Communications

The Bella Coola Valley is considered an “off-grid” community. Power is supplied by BC Hydro via the diesel generating station located on Tonquin Road with seasonal supplementary hydroelectric power sourced from Clayton Falls. Power is distributed via an above ground pole network that generally follows the local roads/streets.

Phone services are provided by Bell, Rogers, and Telus. Internet services are provided by Central Coast Communications. As part of the Connected Coast initiative, buried fibre optic lines are being installed in the Valley by CityWest to provide high-speed internet service.



Airport

The CCRD operates the Bella Coola Airport, which is a key passenger and freight transportation hub in the Valley. In addition to the runway, apron, and taxiways, the CCRD is responsible for the terminal building, parking lot, and associated facilities.



Parks and Recreation System

The CCRD provides a variety of recreational facilities and programming throughout the Bella Coola Valley. Walker Island Park has a baseball field, soccer pitch, playground, picnic shelter, and concession stand in addition to hiking trails and outdoor gathering spaces. A similar playground and picnic area is available at Nusatsum Park. Snootli Regional Park offers a less developed experience providing a network of hiking trails throughout the natural environment. The CCRD has recently undertaken upgrades to the playground facilities at both Walker Island Park and Nusatsum Park.

The Snootli Ice Rink/Skate Park is an outdoor facility used year-round by local residents for skating/hockey in the winter and skateboarding/roller blading in the summer.

The CCRD also owns and operates the Centennial Pool, which is typically used from June through August. The pool facility is in high demand and used for public swimming, private rentals, and swimming lessons/first aid training. The CCRD is currently undertaking a renovation of the pool which includes a new lap pool, warm pool, and mechanical building, as well as upgraded change rooms.



Flood Protection

There are a number of dikes and other flood protection structures throughout the Bella Coola Valley. These were constructed by the Province at various times in response to flood events and are now considered orphaned dikes. The CCRD is undertaking a flood hazard assessment to develop updated floodplain mapping and identify flood risks. Flood mitigation and response strategies are being considered by the CCRD, which will not necessarily include flood protection infrastructure.



Improvement Districts

As of January 1, 2021, the responsibility of the Hagensborg Water System was transferred to the CCRD and the Hagensborg Waterworks District was dissolved.

The Noosatsum Waterworks District provides water and fire protection services to a small, developed area just east of Hagensborg referred to as Nusatsum.

2.7 Community Wellbeing



Education

In the Bella Coola Valley, there are two elementary schools, two high schools, and two schools providing kindergarten to grade 12 education. Data from schools that are part of School District #49 showed an overall decline in student enrollment from 273 students in 2008/2009 to 211 students in 2024/2025. The Province is forecasting a continued decline in enrollment within the school district, with current models indicating 184 students by 2034/2035.

Feedback from engagement highlighted a desire to improve educational opportunities for youth and expand post-secondary opportunities.



Employment and Income

The local economy and employment within the Bella Coola Valley are primarily centered around agriculture and services such as health care and schools. Tourism is an emerging industry.

Feedback from engagement highlighted businesses' struggles to recruit skilled workers, the decline of historically major employers including forestry and fishing, and youth dissatisfaction with the diversity of employment opportunities available during school and post-graduation.



Health

Bella Coola residents have access to several local health services provided through Bella Coola General Hospital, Bella Coola Community Support Society, and the Nuxalk Nation Health Department.

Feedback from engagement highlighted the lack of specialised healthcare services in the Valley.



Housing

Analysis from the CCRD's Housing Needs Assessment (2024) indicates three key areas of housing need in the Bella Coola Valley, which include housing affordability, housing suitability, and housing adequacy.

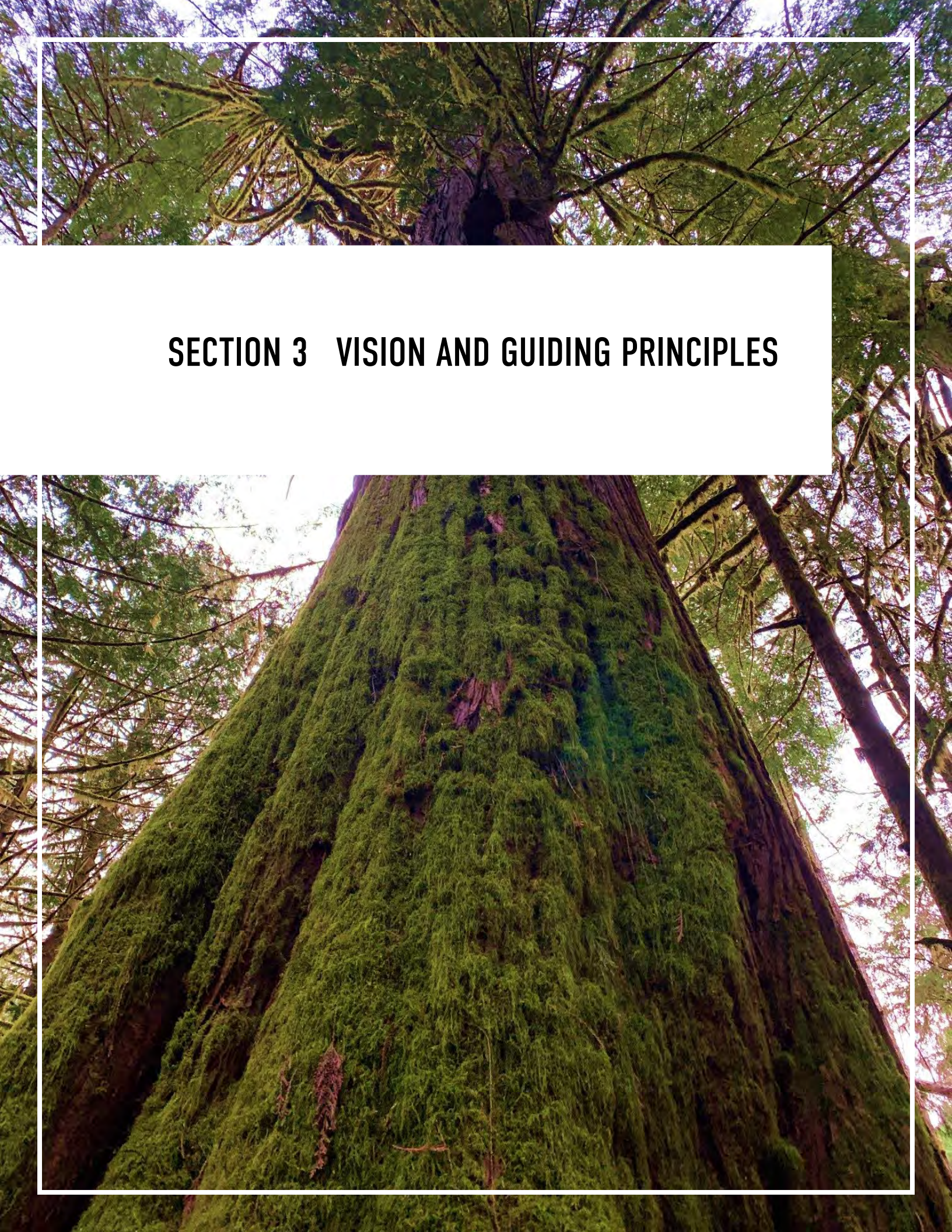
Feedback from engagement echoed these themes, highlighting a general lack of housing to rent or purchase, increasingly unattainable prices, and a lack of housing targeted at seniors and people with disabilities.

Community Groups

There are several community groups across the Bella Coola Valley that continue to provide services and vibrancy to the communities they serve. These groups include, but are not limited to:

- Alcoholics Anonymous
- Bella Coola Resource Society
- Bella Coola Watershed Society
- Augsburg Ladies' Aid
- Bella Coola Rod and Gun Club
- Lobelco Hall Society
- Bella Coola Trails Alliance
- Norwegian Heritage Society
- Bella Coola Community Support Society
- Bella Coola Valley Ridge Riders and Rodeo
- Nuxalk Basketball Association
- Bella Coola Community Volleyball League
- Bella Coola Valley Arts Council and Gallery
- Pee wee Midget Junior Basketball
- Bella Coola Fall Fair Association
- Bella Coola Valley Learning Society
- Royal Canadian Legion Branch 262
- Bella Coola Makerspace
- Bella Coola Foodshed Alliance
- Social Health & Economic Development Society of Bella Coola
- Bella Coola Music Festival
- Bella Coola Valley Tourism
- Tweedsmuir Ski Club





SECTION 3 VISION AND GUIDING PRINCIPLES



3.1 Vision Statement

Based on community input, as well as previous work undertaken by a Visions and Principles Committee in 2004, the Bella Coola Valley vision statement is:

In 20 years, the Bella Coola Valley will continue to be a caring, self-reliant, and resilient community, supported by a strong base of volunteers and community groups.

It will have a thriving, locally controlled economy that operates within the healing capacity of a clean, healthy natural environment. The regional district and Nuxalk Nation will work collaboratively toward a shared vision for the Valley that includes a diverse range of services and facilities to meet the needs of people of all ages, abilities, and backgrounds.

3.2 Guiding Principles

Through the OCP planning process, a number of guiding principles were identified to help guide future land use and development within the Valley. These guiding principles include:

Reconciliation

Work to understand Nuxalk Nation's vision for the Valley and pursue initiatives that support reconciliation efforts.

Environmental Stewardship

The surrounding natural beauty and environment is a key reason why people choose to reside in the Valley and ensuring the protection of the Valley's ecosystems and biological diversity is a key priority for residents.

Agriculture and Food Security

Agriculture is a key economic driver within the Valley. Many residents and community groups also identified a need for access to locally grown, nutritional food and ongoing support of food security programming. The regional district is committed to promoting and supporting the local agriculture industry.

Active Transportation

Support the maintenance of existing trails as well as future expansion to address gaps in the active transportation network.

Rural Character

Ensure that future land use and development in the Valley does not significantly alter the rural character and feel of the community.

Community Spirit and Volunteerism

Acknowledge and support the work of local volunteers and community groups in the delivery of key community programs and services.

Connectivity

Maintain and enhance land, air and water access into and out of the Valley. Also support initiatives to improve telecommunications infrastructure in the Valley.

Economic Development

Develop a strong, self-sufficient and diverse economy in the Valley that supports existing businesses and attracts new entrepreneurs and businesses.

Community Wellness

Ensure a wide range of social services, as well as year-round recreational opportunities for all age groups and physical abilities.

Housing

Help to address local housing issues by supporting a variety of housing types.

Primary Settlement Areas

Direct future development within the Valley to the identified Primary Settlement Areas; the Bella Coola townsite, Hagensborg, Saloompt and Nusatsum.

Community Safety

Ensure Bella Coola Valley residents, property and infrastructure are reasonably and adequately protected from natural hazards. It is also important to ensure potential impacts from global climate change are assessed and considered in future land use planning initiatives.

Community Cohesiveness

Strive to improve the connections between the neighbourhoods and communities throughout the Valley, as well as foster open communications between CCRD staff, Board of Directors, the Nuxalk and Valley residents.

Improved Aesthetic

Foster community pride and vibrancy by supporting the revitalization and beautification of the Bella Coola townsite.

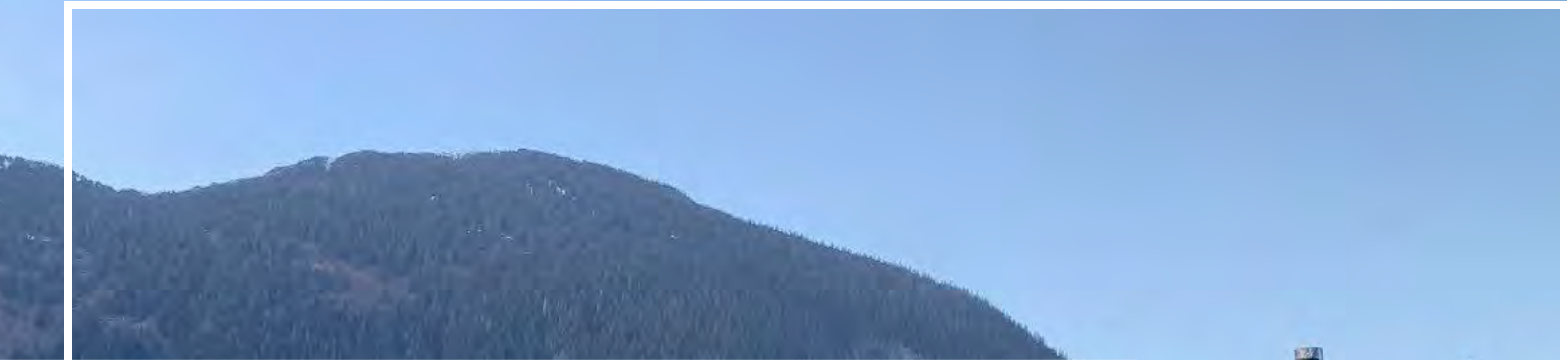
3.3 Reconciliation Statement

The Central Coast Regional District is committed to continual engagement and meaningful efforts in the ongoing and often complex process of Reconciliation. The CCRD shares overlapping jurisdiction with and within the traditional and unceded territories of the Heiltsuk Nation, Nuxalk Nation, and Wuikinuxv Nation, as well as the Kitasoo/Xai'Xais Nation and Ulkatcho Nation. The planning area of the Bella Coola Valley OCP falls within the ancestral lands of the Nuxalk Nation.

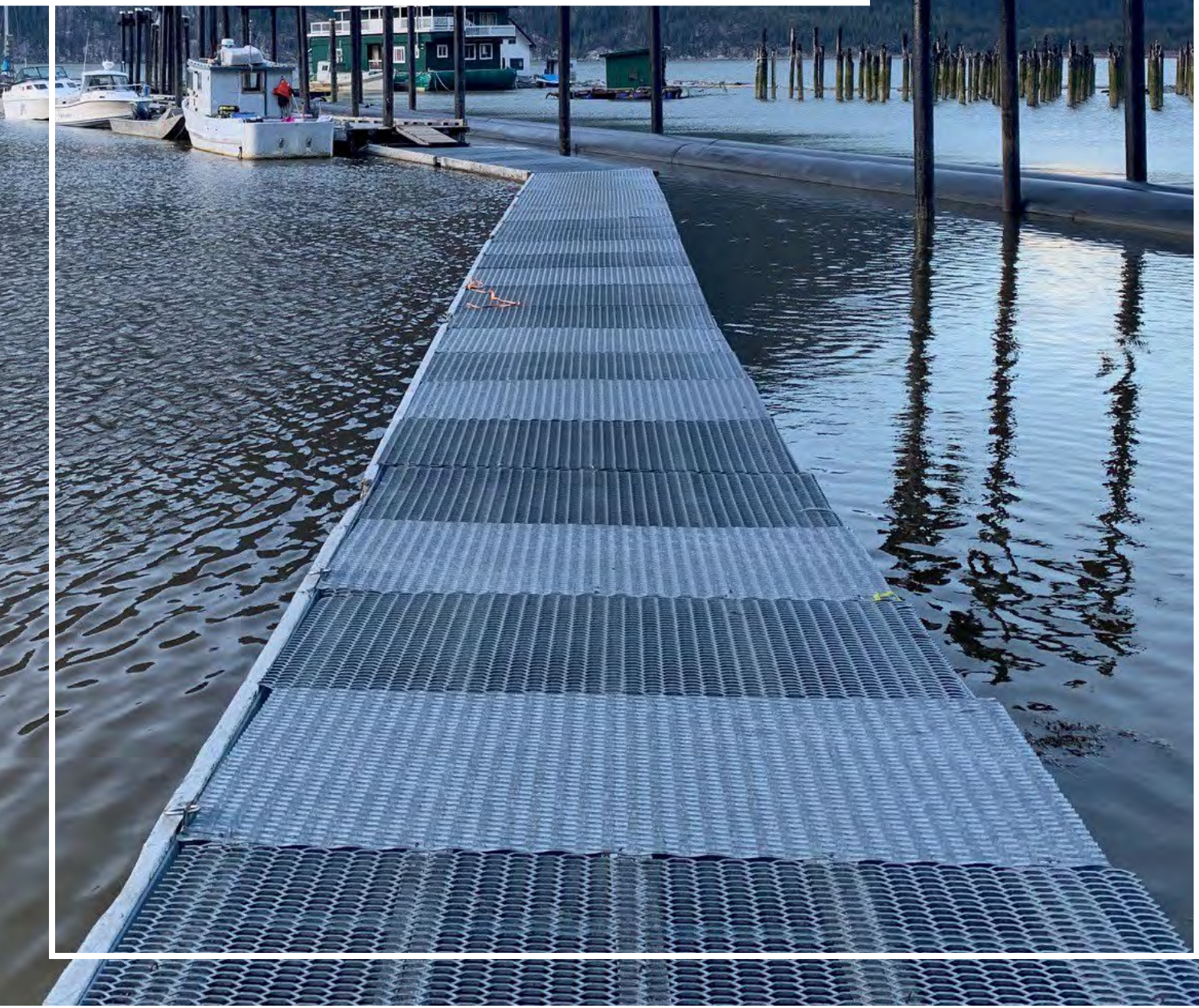
The CCRD's reconciliation efforts are guided by the principles enshrined in the Truth and Reconciliation Commission of Canada's Calls To Action, the Report of the Royal Commission on Aboriginal Peoples, the United Nations Declaration on the Rights of Indigenous People, and the Declaration on the Rights of Indigenous Peoples Act. Just as importantly, efforts are also guided by continuous improvement of 1:1 and government-to-government relationships at the community level, including but not limited to:

- acknowledging and condemning the historical genocide of Indigenous peoples of the Central Coast through smallpox, forced sequestration of communities to reservations and residential schools, suppression of traditional governance, legal customs and land and stewardship responsibilities, the denial of human dignity and human rights, and other means as detailed extensively in Canadian royal commission reports;
- acknowledging the ongoing and continuing systemic colonialism and genocide of Indigenous peoples still occurring in our region, Canada, and the world today;
- acknowledging and working to change ongoing oppression of and racism towards Indigenous people in our region;
- engaging in opportunities for collaboration between CCRD and local Indigenous peoples;
- acknowledging and honouring the colonial governance structure of Chief and Council, and the traditional governance structure of hereditary chieftainship;
- open communication and transparency of decision-making;
- encouraging, modelling, and promoting inclusive behaviour by CCRD staff and elected officials;
- requiring cultural competency training for staff and elected officials;
- continuous creation and improvement of policy via an inclusive lens;
- affirmative action hiring policies and practices.

The CCRD is a colonial government established in 1968 by the Province of British Columbia, and acknowledges and honours the fact that Indigenous peoples in the Central Coast region, and throughout what is now called Canada, are sovereign nations and have been governing themselves since time immemorial.



SECTION 4 LAND USE PLAN





4.1 General Land Use Policies

General land use policies apply to all land uses within this OCP, unless otherwise specified.

It is the policy of the CCRD to:

- .1 Work with the Nuxalk Nation to better understand their vision for the Valley and strive for land use and development that is compatible with this vision.
- .2 Work in collaboration with Nuxalk Nation in the delivery of shared services, including infrastructure servicing.
- .3 Support Crown land applications that align with the goals and policies of this OCP.
- .4 Update key planning documents, including the Bella Coola Valley Zoning Bylaw, to ensure alignment and compliance with this OCP.
- .5 Ensure transparency in CCRD decision making processes related to land use and development.
- .6 Require that new developments within the Bella Coola Valley consider, and mitigate against, the risks from natural hazards such as flooding, landslides, unstable soils, tsunamis, wildfires and avalanches.
- .7 Protect environmentally sensitive areas by encouraging future development to adhere to all relevant environmental regulations and requirements.
- .8 Liaise with the Nuxalk Nation, provincial agencies and other authorities on relevant matters outside the jurisdiction of the regional district.
- .9 Support the protection of cultural and archaeological resources throughout the Valley by:
 - i. Establishing a framework and/or Memorandum of Understanding (MOU) with the Nuxalk Nation regarding their participation in the CCRD development approvals process;
 - ii. Engaging the Nuxalk Nation prior to undertaking any regional district led land use planning or construction projects;
 - iii. Requiring developers to undertake archaeological reviews of their properties in adherence with the *Heritage Conservation Act* and any applicable Nuxalk Nation policies; and

- iv. Considering undertaking archaeological overview assessments for all regional district led developments.
- .10 Focus future residential, commercial and mixed-use developments, including increased density and infill developments, to the identified Primary Settlement Areas.
- .11 Permit home-based occupations in all land uses provided that the home-based activities:
 - i. are clearly incidental to a principal residential use;
 - ii. do not negatively impact neighbouring properties in terms of unsightliness, traffic, noise, or parking congestion; and
 - iii. adhere to any relevant provincial regulations, including the *Agricultural Land Commission Act*.
- .12 Align bylaws with community development priorities by:
 - i. Ensuring a consistent approach in the CCRD development approvals processes;
 - ii. Updating key CCRD land use planning bylaws to ensure they incorporate current best practices and are in adherence with current legislative requirements;
 - iii. Considering and exploring the adoption of a Dog Control Bylaw;
 - iv. Considering adopting a Good Neighbour Bylaw; and
 - v. Considering options for improved CCRD bylaw enforcement.
- .13 Take steps to ensure adherence to the *Accessible British Columbia Act*, including the development of an accessibility plan, accessibility committee and process for receiving public feedback regarding accessibility in the Valley.
- .14 Consider engaging the Agricultural Land Commission regarding refinements to the Primary Settlement Area boundaries to better align with current infrastructure servicing, land use and identified development constraints.

4.2 Agriculture

4.2.1. Background

The Agricultural Land Reserve (ALR) encompasses approximately 30% of the planning area. The preservation of these ALR lands is important in the pursuit of local food security and economic development initiatives, as well as help to maintain the rural character of the Valley. For these reasons, the CCRD supports the ALR and is committed to preserving the agricultural lands within the Bella Coola Valley.

Food security and supporting the local agricultural industry are priorities for Valley residents and have been identified as a key initiative in the CCRD's 2023-2026 Economic Development Strategic Plan. The Bella Coola Foodshed Alliance, which operates the Bella Coola Farmers' Market, a Community Harvest - Fruit Tree Gleaning program and conducts several workshops throughout the year, plays an important role in this endeavor. The CCRD is committed to promoting and supporting local groups such as the Foodshed Alliance in their pursuits.

The expansiveness of the ALR, combined with other development constraints throughout the Valley, such as the Bella Coola River floodplain and unstable soils, does significantly limit the development potential within the Valley. As noted in Section 2.4, this OCP outlines four (4) Primary Settlement Areas in which the CCRD wishes to direct future developments, with the Saloompt Benchlands identified as a more long-term residential development area. ALR lands within these Primary Settlement Areas are subject to the *Agricultural Land Commission Act*. The CCRD Board of Directors will only support Agricultural Land Reserve exclusion applications within the identified Primary Settlement Areas and Saloompt Benchlands, provided they are accompanied with a rationale justifying the need for the exclusion and promote a more compact settlement pattern.

4.2.2. Objectives

It is the objective of the Central Coast Regional District to:

- .1 Support the preservation of the Agricultural Land Reserve over the long-term.
- .2 Support the use of agricultural land to contribute to local food security and economic development initiatives.
- .3 Ensure Bella Coola residents have access to healthy, affordable, and locally grown food.

4.2.3. Policies

It is the policy of the Central Coast Regional District to:

- .1 Direct agricultural uses to those areas designated Agriculture on **Schedule B**.
- .2 Support the mandate of the Agricultural Land Commission.

- .3 Make prospective applicants aware that all development proposals for land within the Agricultural Land Reserve are subject to the *Agricultural Land Commission Act* and require approval from the Agricultural Land Commission.
- .4 Consider Agricultural Land Reserve exclusion applications within identified Primary Settlement Areas and the Saloompt Benchlands provided they align with the CCRD's long-term planning objectives and are accompanied by rationale explaining the underlying need for the development and how it will complement the goal of a more compact and efficient development pattern.
- .5 Encourage the use of underutilized agriculture land for agricultural uses that promote food security and economic development in the Valley.
- .6 Support initiatives that promote food security and economic development in the Valley, including;
 - i. a community food hub;
 - ii. a community garden in Hagensborg;
 - iii. community greenhouses; and
 - iv. livestock producers who wish to process locally.
- .7 Encourage the development of residential units within the Agricultural Land Reserve, including secondary suites, rental housing, farm worker lodgings, agritourism accommodations, and housing to accommodate extended family members, in accordance with the policies of the *Agricultural Land Commission Act and ALR Regulations*, and other relevant Provincial legislation.
- .8 Promote compatibility between non-farm uses and agricultural lands through:
 - i. Discouraging recreational trails that bisect or border farm areas;
 - ii. Discouraging off-road vehicle use adjacent to farm lands; and
 - iii. Considering buffering between agricultural and urban areas as outlined in the Ministry of Agriculture and Food's Guide to Edge Planning.
- .9 Encourage responsible farming practices, including fencing and management of wildlife attractants.
- .10 Support the Community Harvest - Fruit Tree Gleaning program as a means of providing local employment, reducing human-wildlife conflict, and promoting local food security.
- .11 Support and promote the Bella Coola Farmers' Market: Community Table.
- .12 Continue to support and recognize the efforts of local non-profits groups that support food security and agriculture in the Valley.
- .13 Support and promote the establishment of new agricultural initiatives in the Valley that promote food security and food sovereignty, including:
 - i. A Young Agrarians program; and,
 - ii. Educational "Grow Your Own Food" and "Buy Local" programs and workshops.

4.3 Residential

4.3.1. Background

Housing in the Valley is primarily concentrated in the Primary Settlement Areas of the Bella Coola townsite, Hagensborg, Saloompt and Nusatsum, as well as along the Highway 20 corridor. Residential development outside these areas is typically on larger, more rural lots.

The CCRD's 2024 Housing Needs Assessment detailed the Valley's distinct housing challenges, including an aging housing stock, limited space for new construction, and the difficulty of building affordable housing. Recent engagement has highlighted these issues and focused attention on the need for more housing for workers, families and renters.

As noted in Section 2.5, a standardized housing needs report methodology released by the Province in early 2024 projects a need for 389 housing units in the Bella Coola Valley over the next 20 years (126 units over the next 5 years). This equates to a land need of approximately 74.5 Ha (184 acres) based on current CCRD Zoning Bylaw and Vancouver Coastal Health Authority subdivision regulations. It should be noted however that these land needs do not account for housing provided through secondary suites, which are permitted throughout the Valley.

To help address the noted housing challenges within the Valley, it will be important to encourage an increased housing density within identified Primary Settlement Areas, as well as ensure new residential developments contain a variety of housing types. Data obtained from BC Assessment indicates there are approximately 131 Hectares (323 acres) of vacant lands within the Nusatsum Primary Settlement Area. These lands are also outside the Agricultural Land Reserve, suggesting Nusatsum has the potential to accommodate more residential growth compared to other areas of the Valley.

As previously noted, space for new housing within the Valley is heavily constrained due to a variety of physical and regulatory constraints, including, but not limited to the Agricultural Land Reserve, floodplains, steep slopes, and unstable soils. The Saloompt benchlands has been identified as an area of long-term residential development. While portions of the Saloompt benchlands are relatively free from the flooding and landslide constraints, the area does lack basic services and amenities, including infrastructure servicing. Through engagement undertaken in the development of this Plan, it was also suggested that a secondary access over the Bella Coola River may be required to accommodate substantial residential growth in this area.

4.3.2. Objectives

It is the objective of the Central Coast Regional District to:

- .1 Ensure there is an adequate supply of land to meet the projected 5-year and 20-year housing need of the Bella Coola Valley.
- .2 Support the development of a range of residential land use and housing types to accommodate differing socio-economic groups, age groups, and lifestyles.
- .3 Encourage more compact settlement patterns within Primary Settlement Areas.

4.3.3. Policies

It is the policy of the Central Coast Regional District to:

- .1 Direct general residential uses to those areas designated Residential on **Schedule B**.
- .2 Direct future residential developments, including increased density and infill developments, to the identified Primary Settlement Areas where possible.
- .3 Encourage the construction of a range of housing types.
- .4 Permit the construction of secondary suites and accessory dwelling units in accordance with provincial legislation.
- .5 Encourage the development of affordable, rental and seniors housing, with a preference to locations in close proximity to amenities and services.
- .6 Encourage new developments to include housing that accommodates individuals with mobility issues.
- .7 Permit the construction of modular and manufactured homes in areas designated Residential.
- .8 Work with the Nuxalk Nation to collectively address housing needs for on-reserve and off-reserve populations.
- .9 Evaluate the impacts of short-terms rental accommodations within the Valley.
- .10 Support residential developments at the Saloompt Benchlands over the long-term.

4.4 Rural

4.4.1. Background

The majority of the planning area outside of the ALR and Primary Settlement Areas fall with the Rural land use designation. This land use is important in maintaining the distinct rural character of the Bella Coola Valley. While residential developments will be supported within this land use designation, they will be at lower densities as compared to the Primary Settlement Areas.

This land use designation also includes undeveloped lands that may have the potential for resource extraction and/or energy developments. These lands also provide an opportunity for various forms of passive recreation activities and provide the basis for the emerging tourism industry.

Given the range of activities that could occur within the Rural land use designation, it will be important to strike a balance between the environmental, recreational, economic, cultural and housing needs of residents and visitors.

4.4.2. Objectives

It is the objective of the Central Coast Regional District to:

- .1 Conserve and enhance open spaces for their intrinsic, economic, and recreational value.
- .2 Maintain the rural character of the Bella Coola Valley.
- .3 Seek balance between the preservation of open spaces with the need to support development initiatives that bring economic and social benefits to the Valley.
- .4 Support economic development initiatives that create direct benefits for the Valley.

4.4.3. Policies

It is the policy of the Central Coast Regional District to:

- .1 Direct rural uses to those areas designated Rural on **Schedule B**.
- .2 Support lower density residential developments that maintain the rural character of the Valley on lands designated as Rural.
- .3 Require residential developments in the Rural land use to provide on-site septic and on-site water services.
- .4 Permit the construction of secondary suites and accessory dwelling units in accordance with provincial legislation.
- .5 Support year-round recreational activities by both community members and tourists.
- .6 Minimize potential negative impacts to surrounding agricultural lands by:
 - i. Discouraging recreational trails through and/or directly adjacent to farm lands; and
 - ii. Considering buffers between agricultural land and other uses, such as residential, institutional, recreational, commercial and industrial, as per the Ministry of Agriculture and Food's *Guide to Edge Planning*.

- .7 Work with Nuxalk, senior levels of government and other authorizing agencies to ensure resource-based developments exercise good management practices, protect key wildlife habitats, and incorporate community and environmental values.
- .8 Keep informed on forestry planning and timber harvesting activities in the Valley.
- .9 Support the maintenance of resource roads within the Valley to provide access for backcountry tourism and recreation.
- .10 Encourage development in the Rural land use designation to consider, and mitigate against, the risks from natural hazards including avalanches, steep slopes, wildfires, flooding, and tsunamis.
- .11 Consider commercial uses (beyond home-based occupations) in lands designated as Rural on a case-by-case basis.

4.5 Commercial

4.5.1. Background

Commercial developments are concentrated in the Bella Coola townsite and Hagensborg, including along the Highway 20 corridor. Residents have access to groceries, restaurants, fuel and auto repair, banking, coffee shops, and other retail. Engagement with the community highlighted several priorities related to commercial businesses including more opportunities for youth after-school jobs; a desire for the community to retain small and local businesses; improved hours; and a desire to expand the retail offerings.

Future commercial uses will primarily be directed to Primary Settlement Areas. Data provided by BC Assessment indicates there are approximately 1.1 Hectares (2.81 Acres) of vacant lands zoned for commercial uses within the Hagensborg Primary Settlement Area along Highway 20. Additionally, there are approximately 0.35 Hectares (0.87 Acres) of such lands within the Bella Coola townsite. Beyond the Primary Settlement Areas, the CCRD has also identified lands at the airport for potential commercial uses. The Airport is discussed in greater detail in Section 4.9.

4.5.2. Objectives

It is the objective of the Central Coast Regional District to:

- .1 Support access to a variety of retail services that support the daily needs of Valley residents.

4.5.3. Policies

It is the policy of the Central Coast Regional District to:

- .1 Direct commercial uses to those areas designated Commercial on **Schedule B**.
- .2 Direct commercial development to the Primary Settlement Areas.
- .3 Support commercial development beyond Primary Settlement Areas, provided it:
 - i. provides a service absent in the Valley;
 - ii. services an underserved area of the Valley; or
 - iii. constitutes a tourist commercial development that requires close proximity to a recreational amenity.
- .4 Support mixed-use buildings with commercial use on the ground floor and residential above the commercial use in the Bella Coola townsite.
- .5 Consider a beautification/revitalization project for the Bella Coola townsite.
- .6 Evaluate new commercial developments based on the following criteria:
 - i. is compatible with the surrounding land uses;
 - ii. can be adequately serviced with water supply, sewage disposal, roads and fire protection;
 - iii. provides the necessary buffers to minimize impact on adjacent lands and riparian zones where applicable; and
 - iv. can demonstrate that the commercial activity will create local employment and enhance local service delivery.

4.6 Industrial

4.6.1. Background

Larger parcels of land designated for industrial use include BC Hydro electricity generation facilities; the former Little Valley sawmill site; and the Bella Coola Harbour. While industrial uses are key components of a functioning economy, it is important to ensure these uses are compatible with surrounding land uses and align with the social, environmental and cultural values of Valley residents.

The former Little Valley sawmill site, which is approximately 14 Hectares (34.5 Acres) in size, has the potential to accommodate future industrial uses. It is noted that suitable lands for industrial developments beyond the sawmill site are limited by the physical, regulatory and infrastructure servicing constraints in the Valley. In 2004, a Visions and Principles Committee was tasked with developing a vision and checklist for guiding future developments in the Valley. While this document is now over 20 years old, many of the values outlined are still applicable today. The Sustainability Principles and Economic Development Checklist outlined in the Committee's Final Report should be considered in evaluating future industrial development in the Valley. Consideration should also be given to re-visiting this document.

The Ministry of Transportation and Transit (MoTT) has provided mapping of current Sand and Gravel tenures within the Bella Coola Valley. The Ministry has asked that these areas not be made publicly available, however the regional district does have them mapped for internal reference. This data includes 432.6 hectares of land identified for gravel pits.

4.6.2. Objectives

It is the objective of the Central Coast Regional District to:

- .1 Require that industrial developments consider, and mitigate against, potential adverse impacts to the environment and adjacent land uses.
- .2 Attract new industries that further the Valley's economic development goals.
- .3 Ensure there is sufficient land to support future economic development in the Bella Coola Valley.

4.6.3. Policies

It is the policy of the Central Coast Regional District to:

- .1 Direct industrial uses to those areas designated Industrial on **Schedule B**.
- .2 Consider the Community Sustainability Principles and Community Economic Development Checklist, as developed by the Vision and Principles Committee in 2004, in evaluating future industrial uses.
- .3 Take steps to ensure industrial developments follow applicable environmental regulations and are developed in a manner that considers, and mitigates against, potential negative impacts to the natural environment.

- .4 Consider undertaking a strategy to evaluate the demand for additional lands within the Valley suitable for future industrial uses.
- .5 Support the continued use of the former Little Valley sawmill site for future industrial uses.
- .6 Require that industrial uses are adequately screen from adjacent residential areas.
- .7 Work to accommodate industries that provide sustainable economic opportunities for local residents and the business community.
- .8 Work in collaboration with the Ministry of Transportation and Transit to ensure there is a sufficient supply of sand and gravel aggregates to meet the anticipated long-term needs of the Bella Coola Valley.
- .9 Seek to minimize conflicts between gravel extraction activities and surrounding land uses to the furthest extent possible.

4.7 Civic and Institutional

4.7.1. Background

The Civic and Institutional land use designation includes facilities and lands intended to provide important services to the community including, but not limited to; cultural facilities, museums, places of worship, educational facilities, cemeteries, post offices, government administration buildings, infrastructure facilities, public health care facilities and/or social service agencies.

Future Civic and Institutional uses will primarily be directed to Primary Settlement Areas. While CCRD land holdings are limited, there may be potential to expand regional district operations on the lands adjacent to the Hagensborg Fire Hall. The CCRD also operates a hangar at the airport which currently houses CCRD public works offices. Portions of the building are currently underutilized and there is potential to expand uses at the hangar.

As noted in Section 2.7, student enrollment within Central Coast School District 49 has been experiencing declining enrollment in recent years. According to Provincial forecasts, this declining trend is expected to continue through at least 2034/2035. The CCRD will continue to work with the school district on matters related to future student enrollment, including potential future land needs.

4.7.2. Objectives

It is the objective of the Central Coast Regional District to:

- .1 Enhance and maintain civic and institutional uses within the Bella Coola Valley.
- .2 Ensure the availability of civic and institutional facilities to meet the needs of Valley residents.

4.7.3. Policies

It is the policy of the Central Coast Regional District to:

- .1 Direct civic, institutional and recreation uses to those areas designated Civic and Institutional on **Schedule B**.
- .2 Direct future civic and institutional developments to Primary Settlement Areas.
- .3 Continue to support existing civic and institutional facilities and uses, recognizing the vital role they play in providing key services and resources for Valley residents and visitors.
- .4 Support the Bella Coola Library as a community gathering space, warming and cooling shelter, and social service access location.
- .5 Explore options and locations for a CCRD public works yard.
- .5 Explore opportunities to improve/retrofit existing spaces for a youth gathering spot, including:
 - i. A spot that is centrally located that youth can easily access; and
 - ii. A space that would offer both recreational and non-sport activities.
- .6 Continue to work with the school district to maximize use of school facilities for community programming.
- .7 Work with the school district on matters related to future student enrollment, including potential land needs.

4.8 Parks and Recreation

4.8.1. Background

The CCRD currently operates and maintains several parks and recreational facilities within the Bella Coola Valley, including the Centennial Pool, Nusatsum Regional Park, Snootli Creek Regional Park, Snootli Ice Rink and Skate Park, and Walker Island Regional Park. There are also a number of parks and conservation areas within the Valley that currently fall under the authority of BC Parks, including Tweedsmuir Provincial Park, the Thorsen Creek Conservancy, Bella Coola Estuary Conservancy, and the Burnt Bridge Creek Conservancy.

The Valley also boasts a robust trail network for both community and tourist use. While the CCRD does not currently maintain the trail network, the regional district is committed to supporting the Bella Coola Trails Alliance in this regard.

The CCRD has recently undertaken upgrades to the playgrounds at Walker Island Regional Park and Nusatsum Neighbourhood Park. The CCRD has also received funding for upgrades to the Centennial Pool and this work is in progress.

As part of the engagement undertaken in the development of this Plan, community members did identify the establishment of a greenspace or community gathering area within the Bella Coola townsite as a potential improvement for the CCRD to explore. It is noted that the regional district is currently undertaking a Complete Communities Assessment which will evaluate the current distribution of various daily needs, including park space.

4.8.2. Objectives

It is the objective of the Central Coast Regional District to:

- .1 Ensure the availability of high-quality parks and recreational facilities that considers the needs of all ages and physical abilities.
- .2 Ensure the on-going maintenance of parks and recreation facilities.
- .3 Encourage the development and operation of parks and recreational facilities that consider fiscal responsibility, ongoing maintenance requirements, and existing organizational capacity.
- .4 Support sustainable outdoor recreation opportunities.
- .5 Support the maintenance and expansion of trail networks throughout the Valley for both motorized and non-motorized recreational opportunities.

4.8.3. Policies

It is the policy of the Central Coast Regional District to:

- .1 Direct parks and recreation uses to those areas designated Parks and Recreation on **Schedule B**.
- .2 Require a 5% parkland dedication, or cash-in lieu, for new subdivisions as per Section 510 of the *Local Government Act*, as amended.

- .3 Support the establishment of new parks as a means of protecting the natural environment and promoting biodiversity.
- .4 Explore options for the development of a community park/greenspace in the Bella Coola townsite.
- .5 Encourage a geographic distribution of parks throughout the Valley.
- .6 Ensure recreation and activity programs exist for all ages and abilities within the Valley throughout the year, particularly during the winter.
- .7 Proceed with the proposed Centennial Pool infrastructure and facility upgrades.
- .8 Support the established committee in the oversight of the on-going operation of the Centennial Pool.
- .9 Consider upgrades to the skating rink, including the installation of a roof.
- .10 Consider improvements/re-development of the skatepark.
- .11 Evaluate the desire for low-maintenance recreation options for residents and visitors such as a mini-golf course, disc golf course and pump track.
- .12 Pursue options for increased public access to the Bella Coola River including trails, a potential non-motorized boat launch and access for fishing.
- .13 Explore the feasibility of a multi-purpose recreational facility.
- .14 Support and promote a robust local trail network for a variety of users by:
 - i. Considering undertaking a Trails Master Plan.
 - ii. Supporting the Bella Coola Trails Alliance in the maintenance of area trails.
 - iii. Ensuring adequate trails for those with mobility issues.
 - iv. Supporting and promoting the establishment of more mountain bike trails.
 - v. Exploring options for dedicated ATV use areas.
 - vi. Exploring options to provide improved access/trails to the Bella Coola River at Walker Island Park.
- .15 Continue to encourage on-going communications between BC Parks and the CCRD regarding the operation and maintenance of provincial parks and conservancies in the Valley.
- .16 Utilize the Complete Communities Assessment project to assess the current and potential future distribution of parks.

4.9 Airport

4.9.1. Background

The CCRD owns and operates the Bella Coola Airport. An Airport Master Plan was developed in 2017, which provides recommendations and priorities for a 10-year planning period. Current priorities for the airport include advocating to senior levels of government for increased air services; pursuing additional commercial leases; and undertaking required runway improvements.

4.9.2. Objectives

It is the objective of the Central Coast Regional District to:

- .1 Support the continued operation of passenger and freight transportation at the airport.
- .2 Enable commercial developments at the airport.

4.9.3. Policies

It is the policy of Central Coast Regional District to:

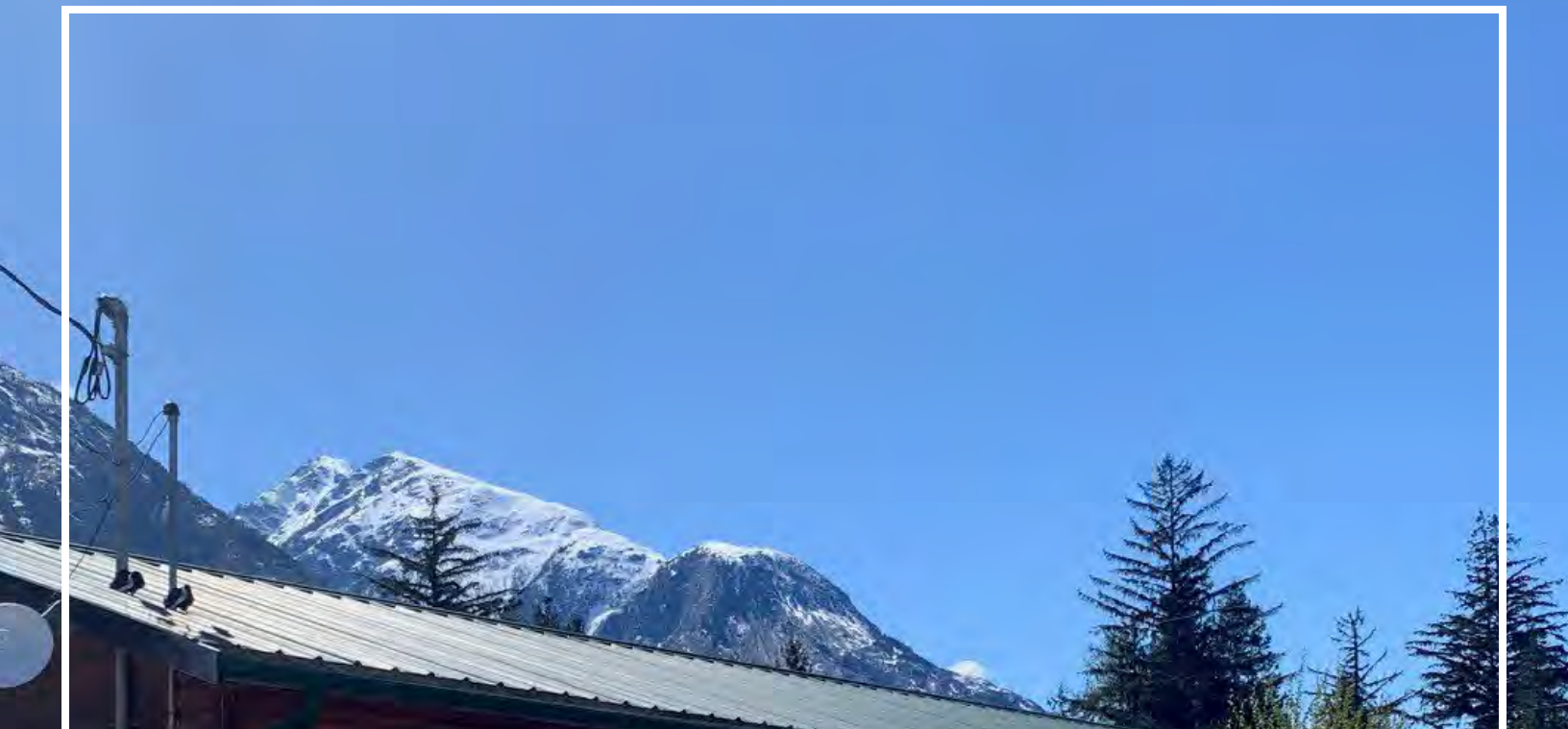
- .1 Direct airport commercial uses into the areas identified as Airport on **Schedule B**.
- .2 Implement the recommendations as outlined in the 2017 Bella Coola Airport Master Plan.
- .3 Complete the required asphalt overlay of the airport runway to ensure the on-going safety, integrity and viability of the airport.
- .4 Advocate for more air services to the Bella Coola airport.
- .5 Pursue additional leases at the airport as a means of increasing CCRD revenue and expanding airport service offerings.
- .6 Continue to utilize the airport lands for uses that complement existing uses and provide benefit to the local community, including storage and operations for Bella Coola Search and Rescue and training for the Valley's emergency services.
- .7 Ensure future potential air transit growth and/or airport improvements consider impacts to neighbouring properties, including air traffic noise and hazards associated with aircraft operations.

4.10 Temporary Use Permits

The CCRD may issue a temporary use permit for any area of the Valley in accordance Section 492 of the *Local Government Act*. Temporary use permits can be issued for a variety of land uses including residential use (including temporary accommodation for workers), commercial uses, industrial uses, and any other temporary uses.

Permit may be issued under the following conditions:

- .1 Temporary use permits may be issued for a maximum 3-year term and may be renewed for one additional maximum 3-year term.
- .2 Board is satisfied that the proposed temporary use permit would not constitute or cause a public hazard or public nuisance.
- .3 The use will not unnecessarily obstruct any public right-of-way.
- .4 The use is reasonably compatible with adjacent land uses.
- .5 The use does not require the CCRD to construct new infrastructure to accommodate the demand placed on its services.
- .6 The use does not permanently alter the site upon which it is located.
- .7 The lands upon which the temporary use is located are returned to their previous state upon the expiration of the temporary use permit.
- .8 Compliance with all conditions specified by the CCRD in the Temporary Commercial or Industrial Use Permit.
- .9 Traffic mitigation is approved by Ministry of Transportation and Transit, where applicable.
- .10 If within the ALR, complies with the requirements and conditions of any approvals as outlined by the Agricultural Land Commission.
- .11 The payment of a security deposit if required by the CCRD.



SECTION 5 COMMUNITY DEVELOPMENT AND RESILIENCY





5.1 Community Vibrancy

The CCRD is committed to the development of a vibrant and connected community within the Bella Coola Valley, where all residents feel safe and have the opportunity to participate in a wide range of community programs and events.

While there is a strong base of volunteers and community groups operating within the Valley, conversations with these groups revealed that employees and volunteers are feeling overstretched. To help ensure key programs and services continue to be offered into the future, it is important to acknowledge and support the work of these volunteers and community groups, as well as foster an overall culture of volunteerism within the Valley.

The CCRD also strives to improve the connections between the neighbourhoods and communities throughout the Valley, as well as improve the communication between residents and the CCRD.

5.1.1 Objectives

It is the objective of the Central Coast Regional District to:

- .1 Ensure local charity, non-profit, and community groups are acknowledged and supported.
- .2 Ensure improved communications and transparency between the CCRD and Valley residents.
- .3 Recognize and support the local arts community.
- .4 Strive for an inclusive community where are residents can thrive.

5.1.2. Policies

It is the policy of the Central Coast Regional District to:

- .1 Acknowledge and support local non-profits, charities, and community groups through:
 - i. Working to understand the vision, mandate, and needs of the various charities, non-profits, and community groups operating in the Valley;
 - ii. Encouraging greater coordination of volunteer groups to create synergies in mandate, resources, and fundraising;
 - iii. Encouraging greater volunteerism in the Valley to enable the continued operation of existing community-based programs, as well as the potential additional of services and programs;
 - iv. Exploring options for the establishment of a designated office space or hub that can be shared by various community and support groups;
 - v. Supporting community/service groups in pursuing grants/funding; and
 - vi. Considering the establishment of an administrative role to support non-profits.
- .2 Improve communications between the CCRD and Valley residents by taking step to:
 - i. Ensure the community calendar is maintained, promoted and remains current;
 - ii. Ensure the CCRD website is regularly updated;
 - iii. Ensure there are regular community meetings; and
 - iv. Ensure CCRD notices and information are disseminated through a variety of methods and sources.
- .3 Take an active role in advocating on behalf of Valley residents to various regulatory bodies with jurisdiction in the Valley on key issues.
- .4 Preserve and promote the preservation of local Indigenous and non-Indigenous history within the Valley through:
 - i. Exploring methods to support local heritage groups, such as accessing grant funding;
 - ii. Considering incorporating traditional Nuxalk language and placenames on signage throughout the Valley; and
 - iii. Encouraging the protection of important historical and archaeological sites within the Valley through:
 - a. working with Nuxalk to develop protocols for the identification and preservation of archaeological sites;
 - b. supporting local heritage groups; and

- c. taking steps to ensure land use and development adheres to the *Heritage Conservation Act*.

.5 Support the local arts and culture community by:

- i. Including Nuxalk art and artist in local arts and culture events; and
- ii. Promoting and supporting the expansion of arts programming for youth.

.6 Support community youth through:

- i. Advocating for increased access to educational opportunities, such as online courses not offered at school and hands-on learning;
- ii. Advocating for improved resources and staffing for community schools;
- iii. Exploring external funding opportunities for after school programming targeted at non-sport activities (arts and culture);
- iv. Facilitating youth involvement in the non-profit sector and local job market;
- v. Advocating for improved access to youth mental health care programs and services; and
- vi. Improving safe routes to school, including pedestrian safety along the highway.

.7 Promote improved community connectedness and foster a sense of community pride through:

- i. Developing more community events that bring people together and foster integration between generations and communities; and
- ii. Exploring opportunities to improve the appearance of the community, including the beautification of the Bella Coola townsite.

5.2 Relationship with Nuxalk

The Bella Coola Valley OCP planning area falls within the traditional and unceded territory of the Nuxalk Nation. Nuxalk's Bella Coola 1 reserve is located directly adjacent to the Bella Coola townsite. Bella Coola 1 and the Bella Coola townsite are intricately linked, with residents accessing services in each jurisdiction and Nuxalk providing water services to the townsite. Since the reserve lands fall outside of the jurisdiction of the CCRD, this OCP does not include land use policies related to Bella Coola 1. However, given the strong links between the townsite and reserve, Bella Coola 1 is factored into several of the analyses associated with the OCP, including infrastructure servicing and demographics.

There are both recorded and unrecorded cultural and archaeological resources located throughout the Valley. The CCRD is committed to the preservation of these resources and will take step to ensure developments adhere to all Nuxalk and provincial regulations, including the *Heritage Conservation Act*.

The CCRD is also aware of Nuxalk initiatives currently being pursued off-reserve, including the bighouse cultural development along Tonquin Road and the hydropower project on Nooklikonnik Creek. This OCP considers and aligns with both of these initiatives.

The CCRD is strongly committed to reconciliation with local first nations, including the Nuxalk Nation. The regional district also recognizes that the path towards reconciliation is a long one, and the journey is just beginning. The CCRD has published a reconciliation statement, which is included in Section 3.3.

5.2.1. Objectives

It is the objective of the Central Coast Regional District to:

- .1 Advance reconciliation efforts with the Nuxalk Nation.
- .2 Strengthen government-to-government relationships between the CCRD and Nuxalk Nation.
- .3 Ensure the protection of cultural and archaeological resources within the Bella Coola Valley.
- .4 Work collaboratively on community and land use planning initiatives in the Valley.
- .5 Support and promote opportunities to showcase Nuxalk cultural, history and traditions.

5.2.2. Policies

It is the policy of the Central Coast Regional District to:

- .1 Recognize and celebrate the traditional and current role of the Nuxalk Nation in the Bella Coola Valley.
- .2 Work to understand Nuxalk's vision for the Valley.
- .3 Work with the Nuxalk Nation to identify opportunities to advance reconciliation.
- .4 Recognize the Calls to Action related to local governments as outlined in the Truth and Reconciliation Commission of Canada.

- .5 Recognize the United Nation Declaration on the Rights of Indigenous Peoples (UNDRIP) as signed by Canada.
- .6 Stay informed on, and explore opportunities to implement, the BC Provincial Government's *Declaration on the Rights of Indigenous Peoples Act* (DRIPA) and associated Action Plan.
- .7 Explore opportunities to strengthen the relationship with Nuxalk on shared goals and in the delivery of shared services.
- .8 Support the protection of cultural and archaeological resources throughout the Valley by:
 - .i Establishing a framework and/or Memorandum of Understanding (MOU) with the Nuxalk Nation regarding their participation in the CCRD development approvals process;
 - .ii Engaging the Nuxalk Nation prior to undertaking any regional district-led land use planning or construction projects;
 - .iii Taking steps to ensure developers undertake archaeological reviews of their properties in adherence with the *Heritage Conservation Act* and any applicable Nuxalk Nation policies;
 - .iv Exploring options to build awareness among private landowners in the identification and consideration of archaeological sites on their lands prior to undertaking timber harvesting or other development activities; and
 - .v Considering the undertaking of archaeological overview assessments for all regional district-led developments.
- .9 Ensure Nuxalk Nation is fully and meaningfully engaged on CCRD land use planning initiatives at their discretion.
- .10 Work with Nuxalk Nation to identify potential planning considerations for developments bordering the Bella Coola 1 reserve.
- .11 Consider incorporating traditional Nuxalk language and placenames on signage throughout the Valley.
- .12 Work in collaboration with the Nuxalk Nation and Province of BC on land use planning initiatives situated on provincial 'Crown' land.
- .13 Continue to support Nuxalk's bighouse cultural development along Tonquin Road.
- .14 Continue to support Nuxalk in their pursuit of alternate energy sources.
- .15 Continue to work with the Nuxalk Nation regarding the operation and maintenance of shared infrastructure and community facilities, including water servicing and the Thorsen Creek Waste and Recycling Centre.

5.3 Community Safety and Disaster Mitigation

Situated along the coast and within a large river valley surrounded by steep mountains and rugged terrain, the Bella Coola Valley is susceptible to various natural disasters and hazardous conditions, including avalanches, floods, landslides, tsunamis, and wildfires. Risks associated with climate-related hazards, such as wildfire smoke, extreme heat, storms, and drought, are also anticipated to increase in coming years. These natural hazards and climate-related impacts can place broader pressures on infrastructure, housing, economic sectors and the overall health of residents.

Given the Valley's isolation, it is critical that the community is adequately prepared for these potential emergency events. It is also important to ensure that future development considers these identified and suspected natural hazards. This is particularly important as climate change has the potential to increase these risks.

Key studies and initiatives undertaken by the regional district related to natural disasters and hazardous conditions include:

- Bella Coola River Flood Mitigation Study (ongoing);
- Bella Coola Valley Geohazards Assessment (2024);
- CCRD Emergency Response Plan (2018);
- Heat Risk Assessment and Response Plan (ongoing); and
- Bella Coola Valley Community Wildfire Protection Plan (2006).

Mapping and recommendations from these studies are incorporated into this OCP and specific hazard lands are illustrated on Schedules C and D. Any future development and/or activities on these lands should consider and mitigate against these risks. It is noted that subdivision approvals within the CCRD are currently under the jurisdiction of the Ministry of Transportation and Transit (MoTT). At the time of this writing, the CCRD does not have a Building Bylaw and does not issue Building Permits. While development within these hazard lands will be subject to Provincial Government approval in most instances, the CCRD will have the opportunity to review and provide comments through the referrals process. In instances where provincial government approvals are not required, the CCRD may impose conditions to development on hazard lands, including the requirement that a study be undertaken by a qualified professional to assist the CCRD in deciding potential conditions or requirements to be imposed.

The CCRD's long-term approach to flood mitigation in the Valley will be guided by the Bella Coola Flood Mitigation Study currently being developed. In the absence of a complete flood mitigation plan, the CCRD will continue to implement the flood regulations as per the Bella Coola Valley Zoning Bylaw and applicable provincial Flood Hazard Area Land Use Management Guidelines.

In addition to natural hazards, improvement in emergency response was also identified as a priority among Valley residents. In November 2023, the *Emergency and Disaster Management Act* came into effect, replacing the *Emergency Program Act*. This updated Act now requires local governments to develop business continuity plans and hazard risk assessments. The CCRD will need to ensure they stay informed on, and in compliance with, these new rules and regulations.

There are currently four separate fire departments operating throughout the Valley, each with their own funding, capacity, and community outreach considerations. There have also been times in recent years

where Valley ambulatory service has been unstaffed. To help address this issue, the ambulance service is currently in the process of transitioning from an on-call to a full-time service.

5.3.1. Objectives

It is the objective of the Central Coast Regional District to:

- .1 Ensure the Bella Coola Valley is prepared for potential natural hazard events.
- .2 Ensure Bella Coola Valley residents, property and infrastructure are reasonably and adequately protected from natural hazards.
- .3 Ensure Bella Coola residents have access to medical and emergency services that are responsive, well-trained, and adhere to provincial standards.
- .4 Support Bella Coola emergency services in carrying out their mandates.

5.3.2. Policies

It is the policy of the Central Coast Regional District to:

- .1 Ensure the CCRD and Valley residents are prepared for emergencies that may occur due to natural disasters and work to ensure the protection of people, property and critical infrastructure from these natural and human caused hazards by:
 - i. Exploring options for developing staff capacity to implement Development Permit Area guidelines for known and suspected hazard lands.
 - ii. Reviewing the provisions for development on known and suspect hazard lands in the updating of the Bella Coola Valley Zoning Bylaw.
 - iii. Staying updated on, and in compliance with, the new *Emergency and Disaster Management Act* and relevant regulations;
 - iv. Implementing and regularly updating the CCRD's Emergency Response Plan;
 - v. Engaging Nuxalk Nation regarding an integrated approach to emergency services and planning;
 - vi. Continue in undertaking the Community Resilience Initiative in collaboration with Nuxalk Nation, including the development of hazard risk and vulnerability assessments for the Bella Coola Valley;
 - vii. Working with senior levels of government on natural disaster mitigation within the Bella Coola Valley;
 - viii. Implement the Heat Risk Assessment and Response Plan;
 - ix. Exploring approaches related to air quality monitoring, cleaner indoor air spaces, and public communication during smoke events;

- x. Working in collaboration with provincial approving authorities regarding development approvals on identified hazard lands in the Bella Coola Valley;
 - xi. Considering the requirement of a study, undertaken by a qualified professional, in instances where provincial approvals are not required on known or suspected hazard lands; and
 - xii. Considering the integration of food strategies into emergency response planning, recognizing the importance of local food resilience during disasters and transportation disruptions.
- .2 Ensure development within the Bella Coola Valley considers the risk of wildfires by:
- i. Considering the recommendations and guidelines outlined in the 2006 Bella Coola Valley Community Wildfire Protection Plan;
 - ii. Maintaining an emergency management relationship with Nuxalk Nation through the maintenance of a shared Community Wildfire resiliency program;
 - iii. Pursuing an update to the Bella Coola Valley Community Resiliency Plan;
 - iv. Exploring options for conducting fuel management on private property;
 - v. Considering developing a wildfire response strategy, which includes training and equipment; and
 - vi. Considering pursuing FireSmart certification.
- .3 Ensure development within the Bella Coola Valley considers the risk of flooding by:
- i. Finalizing and implementing the Bella Coola River Flood Mitigation Study currently being developed and incorporate recommendations into the CCRD's land use planning and emergency response policies;
 - ii. Advocating for on-going data capture so that flood risk can be regularly assessed and updated; and
 - iii. Staying informed on updates to the Province's BC Flood Strategy and incorporating into the CCRD's flood mitigation policies if and where applicable.
- .4 In the absence of a completed flood mitigation plan, the CCRD will continue to:
- i. Implement the flood regulations as per the Bella Coola Valley Zoning Bylaw and applicable provincial 'Flood Hazard Area Land Use Management Guidelines'; and
 - ii. Advocate that senior levels of government ensure that adequate flood protection measures and infrastructure are in place and maintained.

- .5 Ensure development within the Bella Coola Valley considers the risk of soil subsidence, landslides, rock fall, and erosion by:
 - i. Implementing the recommendations outlined in the Bella Coola Valley Overview Level Geohazard Assessment;
 - ii. Designating areas of slopes with grades in excess of 30% and areas subject to soil subsidence, landslides, rock fall, and erosion as hazardous areas; and
 - iii. Requiring a report from a qualified professional in good standing with the Association of Professional Engineers and Geoscientists of British Columbia (APEGBC) which outlines conditions or requirements for proposed developments on slopes greater than 30% and on the lands identified as “Areas Requiring Landslide Assessment” on Schedule C.
- .6 Ensure development within the Bella Coola Valley considers the risk of tsunamis by:
 - i. Working in collaboration with Nuxalk Nation and provincial government on tsunami warnings; and
 - ii. Considering undertaking a tsunami risk/coastal vulnerability study.
- .7 Ensure development within the Bella Coola Valley considers the risk of avalanches by:
 - i. Working with the provincial government to ensure ongoing avalanche mitigation; and
 - ii. Considering undertaking an avalanche hazard study for the Bella Coola Valley to provide an impact-based zoning map and associated development considerations.
- .8 Improve community safety by:
 - i. Ensuring mutual aid agreements are current and reflect the local context;
 - ii. Ensuring emergency services and supports are in place for residents displaced from their homes;
 - iii. Working in collaboration with the Nuxalk Nation, local community groups and various agencies in developing a coordinated approach to emergency response;
 - iv. Supporting community groups in implementing their operating and emergency response plans;
 - v. Exploring options for increasing RCMP staffing levels, including a greater Indigenous policing presence;
 - vi. Encouraging the RCMP to address illicit drug dealing in the Valley;
 - vii. Taking steps to ensure automated external defibrillators (AEDs) are available and maintained at CCRD run facilities;
 - viii. Supporting efforts to recruit and retain volunteers for emergency services (e.g., potential annual volunteer fairs, establishment of an Emergency Support Services volunteer Director);

- ix. Exploring options for the establishment of an Emergency Support Services volunteer Director to assist in the coordination and support of volunteers;
- x. Considering opportunities to support training for emergency services to uphold provincial requirements for training standards;
- xi. Considering opportunities to support emergency services to expand available services to include vehicle extrication and medical first response;
- xii. Identifying ways to recognize and acknowledge contributions of emergency responders in the community (e.g., ensuring online information is up-to-date);
- xiii. Supporting the identification and development of a Search and Rescue base that would allow for the storage of vehicles and equipment; and
- xiv. Exploring opportunities to increase support for the Bella Coola Search and Rescue team that is reflective of comparable communities.

.9 Improve fire protection services within the Valley by:

- i. Undertaking an assessment of fire protection services throughout the Valley to identify potential efficiencies and improvements among the existing fire departments;
- ii. Supporting the identification and development of fire response training facilities that could be used by all fire departments in the Valley;
- iii. Exploring the feasibility of a central dispatch;
- iv. Exploring synergies for a coordinated response to fire protection services between the four fire departments in the Valley; and
- v. Exploring opportunities to establish an administrative support role for fire departments.

.10 Improve and expand upon health care services in the Valley by:

- i. Supporting the ambulance service in their transition from an on-call to full-time service within the Valley;
- ii. Working with Vancouver Coastal Health to explore options for expanded medivac transportation at times when flights to/from the airport are not feasible (i.e. during the night);
- iii. Exploring community-based solutions for improved rural ambulance response;
- iv. Working with Vancouver Coastal Health to explore options for increased long-term care beds at the hospital and/or the establishment of a new long-term care facility;
- v. Encouraging Vancouver Coastal Health to maintain and expand health services;
- vi. Encouraging provincial agencies to provide mental health and addiction services in the Valley;

- vii. Ensuring a range of healthcare services are accessible to all residents including pregnancy, mental health resources, dentistry, and eye care; and
 - viii. Supporting access to low impact recreation options for people of differing mobility needs including a community gym and trails.
- .11 Support improved environmental health protections related to air quality, including from wildfire smoke, by:
- i. Promoting the installation of improved filtration and ventilation systems in community facilities; and
 - ii. Developing public education materials regarding reduced smoke exposure during wildfire events.

5.4 Economic Development

A thriving economy plays a pivotal role in achieving a high level of community well-being, the delivery of essential services and infrastructure, and the overall quality of life in a community. The economy of the Bella Coola Valley is primarily based on health, education, public administration, forestry, agriculture, and tourism. The local economy of the Valley has been influenced by a number of factors since the adoption of the 1999 OCP, including:

- A downturn in the commercial fishing industry;
- Volatility in the forestry industry, including the closure of the local sawmills;
- Emergence of the local tourism industry, including Indigenous tourism;
- An increased ability to work remotely;
- Challenges in attracting and retaining workers; and
- An aging population.

Tourism in particular has been identified as an emerging industry which provides new opportunities to showcase the natural beauty of the Valley. In discussions with members of Bella Coola Valley Tourism it was indicated that, while tourism operators do not have problems in attracting visitors to the Valley, a lack of tourism amenities and services remains a challenge. Tourism operators also face challenges in recruiting and retaining staff.

The CCRD is in the process of developing an Economic Development Strategic Plan. While still in draft form, the Plan outlines four (4) areas of focus:

1. First Nations Relations

Goal: To enhance our dialog and relationships with Nuxalk, Wuikinuxv, and Heiltsuk First Nations to enable us to work more closely together and support each other on issues of mutual interest.

2. Responsive Services

Goal: To provide services responsive to our citizens' and communities' unique and evolving needs.

3. Asset Management and Infrastructure

Goal: To manage our assets and infrastructure in a cost-effective and sustainable manner.

4. Advocacy

Goal: To advocate with provincial ministries to ensure the unique needs and challenges of the region are represented and adequate resources are made available to sustain existing services and support new and increasing expectations of local government.

The Plan also outlines key objectives, goals and action items for each of the areas of focus. The Economic Development Strategic Plan is to be finalized in 2026.

5.4.1. Objectives

It is the objective of the Central Coast Regional District to:

- .1 Create a vibrant, diversified and locally controlled economy that supports the needs of residents and attracts entrepreneurs and businesses.
- .2 Contribute to making the Bella Coola Valley a desirable place to conduct business by supporting foundational business needs (e.g., internet access, employee housing, trades training).
- .3 Promote and support the local tourism industry.
- .4 Promote and support the local agriculture industry.
- .5 Support businesses that demonstrate environmental stewardship.
- .6 Encourage partnerships with the Nuxalk Nation, various government agencies and local industries that will support economic development in the Bella Coola Valley.
- .7 Ensure tourism developments in the Valley are aligned, and in balance with, the environmental, social, safety, and cultural values of residents.

5.4.2. Policies

It is the policy of the Central Coast Regional District to:

- .1 Finalize and Implement the CCRD Economic Development Strategic Plan.
- .2 Work with the Nuxalk Nation and the distinct unincorporated areas to develop a foundation for a coordinated and diversified economy.
- .3 Ensure infrastructure and asset management considers and supports economic development initiatives.
- .4 Support small-scale sustainable resource extraction that provides direct benefits to the local community.
- .5 Implement the 2017 Airport Master Plan.
- .6 Explore opportunities to support the recruitment and retention of skilled labour.
- .7 Encourage local businesses and industries to establish a good working relationship with the Nuxalk Nation.
- .8 Foster strong relationships with senior levels of government to help facilitate the development and support of a vibrant local economy.
- .9 Work in collaboration with local tourism groups and businesses to promote and support tourism in the Valley, including:
 - i. improved services and amenities that serve the tourism sector; and
 - ii. branding and marketing efforts for the Bella Coola Valley.

- .10 Explore funding options for the operation of the visitor information centre.
- .11 Support and promote the local agriculture industry through:
 - i. Exploring options to diversify local food and crop production;
 - ii. Exploring options to address the agricultural labour shortage;
 - iii. Promoting agricultural education and training;
 - iv. Continuing to support the local Farmers Market; and
 - v. Exploring options to facilitate the export of agricultural products to external markets.
- .12 Ensure there is sufficient land in the Bella Coola Valley for industrial expansion.
- .13 Consider improvements to entrance signage along Highway 20.
- .14 Explore options for a tourist shuttle to and from the airport and harbour.
- .15 Better leverage the oceanside, including the wharf, to promote tourism and provide for community uses.
- .16 Explore methods of improving the transportation of goods into and out of the Valley.
- .17 Advocate BC Ferries for improved scheduling, reliability, and services.
- .18 Support home-based businesses provided they do not unduly impact adjacent properties.
- .19 Take steps to identify key business gaps within the Valley and develop a business recruitment strategy to address these gaps.
- .20 Promote value added wood products/processing.

5.5 Energy and Greenhouse Gas Emissions

As the Bella Coola Valley is remote and geographically isolated from the rest of British Columbia, the community is not connected to the broader BC Hydro provincial distribution network. The Valley's electricity is supplied by a BC Hydro-owned and operated Non-Integrated Area (NIA), which consists of a diesel generating station and a hydroelectric generating station. The 2.12 megawatt Clayton Falls Hydro Plant serves as the main electricity generating asset for the NIA, while the 7.6 MW Ah-Sin-Heek diesel plant provides the remaining electricity whenever the Clayton Falls is unable to meet the NIA's demands.

The BC Ministry of Environment has previously compiled Community Energy and Emissions Inventories for local governments in BC for 2007, 2010, and 2012. Referencing these inventories, **Table 1** summarizes greenhouse gas emissions for the CCRD as compared to the Province as a whole. It should be noted that these figures represent the emissions for the entire regional district, as data specific to the Bella Coola Valley planning area is not available. Furthermore, the emissions profile for the Bella Coola Valley has been adjusted to reflect the use of diesel-generated power by BC Hydro versus the assumption used in the provincial inventories that assume a much lower emissions intensity (per the rest of BC). This had previously not been accounted for in the Provincial emissions inventory estimates.

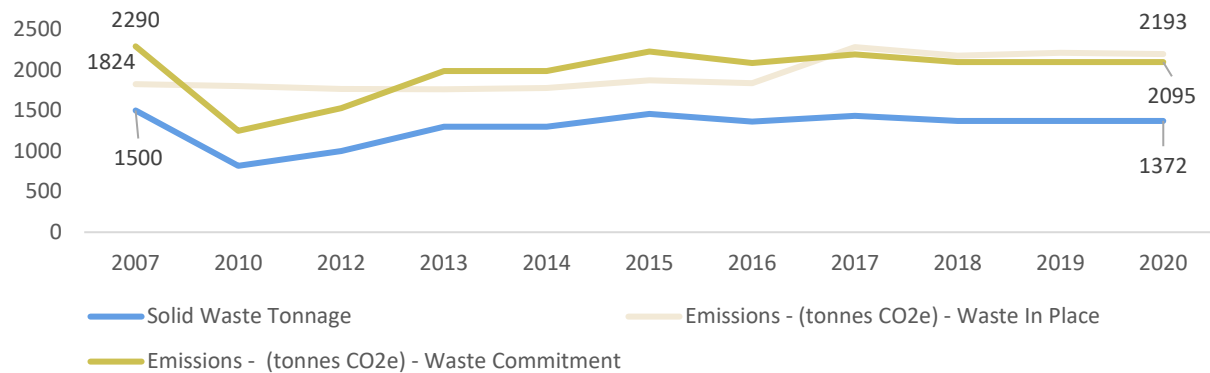
Table 4. Community Greenhouse Gas Emissions¹¹

	2012		2010		2007	
	Total Tonnes CO2E	Tonnes CO2E/ Capita	Total CO2E	Tonnes CO2E/ Capita	Total Tonnes CO2E	Tonnes CO2E/ Capita
Central Coast Regional District	25,518	7.96	25,468	8.02	21,503	6.79

Unlike the rest of BC, Bella Coola's reliance on diesel-generated power results in more GHG emissions related to electricity use. To help offset this reliance on diesel power, Nuxalk Nation is pursuing the development of alternate energy sources, and the CCRD supports the Nation in this endeavour.

Solid Waste data for the CCRD, as outlined in Table 5 below, suggests that while annual solid waste is decreasing, emissions from it have increased since 2012.

¹¹ Government of BC. (2012). 2012 CEEI Report By Community. Retrieved from: [Community energy and emissions inventory - Province of British Columbia \(gov.bc.ca\)](http://www.bccm.ca/Community%20energy%20and%20emissions%20inventory%20-%20Province%20of%20British%20Columbia%20(gov.bc.ca))

Table 5. Community Solid Waste Emissions and Tonnage for the CCRD¹²

Engagement conducted as part of this OCP update indicated that environmental stewardship is a priority for Valley residents. In alignment with this objective, the CCRD is committed to reducing GHG emissions and promoting energy conservation.

5.5.1. Objectives

It is the objective of the Central Coast Regional District to:

- .1 Reduce per capita greenhouse gas emissions by 33% below 2007 levels by 2050.
- .2 Encourage energy conservation and alternative energy sources in the Bella Coola Valley, including offering continued support to Nuxalk Nation in their leadership of supporting a 100% renewable energy future in the Valley.

5.5.2. Policies

It is the policy of the Central Coast Regional District to:

- .1 Pursue funding to undertake a Climate Action Plan in the next 5 years.
- .2 Reduce greenhouse gas emissions in the Bella Coola Valley by:
 - i. Exploring options for electric vehicle chargers in the Valley and advocating for new chargers along Highway 20 to Williams Lake;
 - ii. Supporting clean energy projects to make the community's energy supply more sustainable (i.e. reduce reliance on diesel generators and establish renewable energy options);
 - iii. Undertaking and implementing an Active Transportation Plan;

¹² Government of BC. (2022). Community energy and emissions inventory. Retrieved from: <https://www2.gov.bc.ca/gov/content/environment/climate-change/data/ceei#:~:text=To%20support%20local%20governments%20in,at%20a%20community%2Dwide%20scale.>

- iv. Exploring options for improved pedestrian connectivity throughout the Valley (for example pedestrian/active transportation route from Hagensborg to Downtown Bella Coola);
 - v. Promoting and supporting local food production and the Agricultural Land Reserve;
 - vi. Promoting the use of local materials in new construction where possible;
 - vii. Continuing the existing recycling program at the Thorsen Creek Waste and Recycling Centre and expanding service offerings to include composting; and
 - viii. Working in collaboration with senior government in the monitoring and measuring of GHG emissions in the Valley.
- .3 Promote energy conservation and the use of alternative energy sources in the Bella Coola Valley by:
- i. Supporting the Nuxalk Nation in their pursuit of alternate energy sources;
 - ii. Working in collaboration with BC Hydro to provide educational materials that outline how residents can improve energy conservation and reduce their carbon footprint;
 - iii. Encouraging the installation of heat pumps to reduce dependency on home heating oil and propane;
 - iv. Encouraging retrofit programs to increase the insulation of existing homes and buildings;
 - v. Considering the use of alternative energy sources on CCRD facilities; and
 - vi. Considering conducting energy audits on CCRD-owned facilities.

5.6 Environmental Stewardship

Situated at the head of the North Bentinck Arm and surrounded by rugged mountains, the Bella Coola Valley offers a rich diversity of flora, fauna and landscapes.

The Bella Coola River and its tributaries provide important habitat for several fish species, including Dolly Varden and all species of pacific salmon. These aquatic resources also provide important habitat for a variety of plant and animal species, including grizzly bears. Other key environmental features within the Valley include the Bella Coola estuary, old growth forests, and mountain goat habitats.

Mapping available from provincial sources illustrates the presence of several species and ecosystems at risk within the Valley, including: two ecological communities (western hemlock - black cottonwood/salmonberry and western hemlock - Douglas-fir/electrified cat's-tail moss Dry Submaritime 2); two plant species (four-leaved mare's-tail and Chamisso's montia); and two vertebrate animal species (Woodland Caribou - southern mountain/northern group and Northern Goshawk - laingi subspecies).

Species at Risk Act mapped critical habitat for the Marbled Murrelet, Woodland Caribou and Northern Goshawk is also present in the Valley. These species and ecosystems at risk occurrences and mapped critical habitats are illustrated on Schedule E. It should be noted that *Species at Risk Act* mapped critical habitats as shown on Schedule E are intended to be a general guideline only. These areas should be assessed by a Qualified Environmental Professional to determine habitat suitability.

Throughout the OCP engagement process, community members highlighted the need to protect these natural assets, with a priority on:

- Reducing human-wildlife conflicts, particularly with bears;
- Protecting drinking water sources;
- Protecting salmon habitat;
- Maintaining old growth forests; and
- Protecting environmentally sensitive areas.

It is also important to ensure that any growth or development in the Valley is sustainable, can mitigate its environmental impacts, and maintains community access to the natural landscape.

5.6.1. Objectives

It is the objective of the Central Coast Regional District to:

- .1 Take steps to ensure the protection of the natural environment and ensure impacts of future development on the natural environment are mitigated to the furthest extent possible.
- .2 Ensure the protection of drinking water sources in the Valley.
- .3 Reduce human-wildlife conflicts.

5.6.2. Policies

It is the policy of the Central Coast Regional District to:

- .1 Consider the creation of Environmentally Sensitive Development Permit Area Guidelines which require a report from a Qualified Environmental Professional (QEP) which assesses habitat suitability for species and ecosystems at risk and outlines potential mitigation measures on known or suspected critical habitats as shown on Schedule E.
- .2 Encourage and support community groups and/or programs which promote and highlight environmental stewardship in the Valley.
- .3 Work with stakeholders to ensure the protection of old growth forests within the Valley.
- .4 Stay informed on the initiatives and priorities of the Nuxalk Nation territorial stewardship department.
- .5 Consider participating in the Provincial Bear Smart Community program.
- .6 Develop educational materials and tools to help reduce wildlife/resident conflicts.
- .7 Work with tourism operators to help educate visitors on bear safety and proper bear viewing etiquette.
- .8 Protect CCRD drinking water sources and encourage water conservation.
- .9 Consider developing an Invasive Species Management Program to work in collaboration with the Cariboo Regional District program.
- .10 Promote adherence to the *Species at Risk Act* for federally listed species at risk and their habitats.
- .11 Encourage future developments to consider and mitigate against potential impacts to known or suspected environmentally sensitive areas, species at risk and their habitats.
- .12 Keep informed on forestry and resource management initiatives in the Valley.
- .13 Review and consider the Community Sustainability Principles, as developed by the Vision and Principles Committee in 2004, in land use planning policy development and decision making.
- .14 Discourage ATV use in environmentally sensitive areas, including riparian areas and the estuary.
- .15 Implement, and ensure regular updates to, the regional district's Solid Waste Management Plan.
- .16 Maintain the recycling program at the Thorsen Creek Waste and Recycling Centre.
- .17 Continue to explore options for the establishment of a composting facility at the Thorsen Creek Waste and Recycling Centre.
- .18 Expand opportunities for solid waste diversion, such as a free store.
- .19 Consider requiring stormwater management plans for new development to mitigate against potential negative impacts to water courses and riparian areas.

- .20 Ensure on-going communication between BC Parks and the CCRD regarding the operation and maintenance of provincial parks and conservancies in the Valley.
- .21 Work in collaboration with appropriate provincial agencies and the Department of Fisheries and Oceans to ensure riparian areas are protected or enhanced.
- .22 Encourage senior levels of government to consider potential environmental and cumulative impacts when evaluating resource extraction activities within the Valley and/or those with potential downstream impacts to the Valley.

5.7 Housing

The need for new and affordable housing is a priority for Valley residents. Some of the concerns noted by residents and business owners during OCP engagement include:

- A lack of housing is creating challenges in retaining young adults and families in the Valley;
- A lack of supportive seniors housing is preventing Elders and seniors to age in place; and
- A lack of rental availability is constraining service providers and businesses from securing skilled labour.

The CCRD's current Housing Needs Assessment echoed some of these concerns and also highlighted the Valley's unique housing issues related to housing availability and affordability, including:

- An aging housing stock, with numerous homes falling into disrepair;
- A lack of readily available land for new housing due to various development constraints;
- A lack of rental units; and
- Barriers to housing affordability due to the remote location of the Valley, in particular higher costs of materials and difficulties in finding contractors.

There are currently no non-profit housing providers operating within the Valley, however the CCRD is committed to facilitating the establishment of such an organization as a means of increasing access to secure, adequate and affordable homes.

It is also noted that in 2023, the BC Provincial government passed several pieces of legislation that alter the framework and approach for local governments in the planning for long-term housing needs. The objectives and policies outlined in this section align with these updated requirements, including policies that address affordable housing, rental housing and special needs housing.

5.7.1. Objectives

It is the objective of the Central Coast Regional District to:

- .1 Encourage a diverse range of housing in the Bella Coola Valley that is safe, comfortable, sustainable, accessible, and affordable.
- .2 Ensure there is sufficient land to meet the current and projected housing needs of the Valley.
- .3 Ensure tourism industry housing needs are balanced with the needs of the local community.
- .4 Encourage additional housing for seniors, Elders and people with limited mobility.

5.7.2. Policies

It is the policy of the Central Coast Regional District to:

- .1 Implement the recommendations contained in the 2024 interim Housing Needs Report.
- .2 Undertake regular updates to the CCRD's Housing Needs Report as per provincial legislation.
- .3 Stay apprised of the Province of BC legislative changes related to long-term housing needs planning, including key requirements and deadlines.

- .4 Explore options for taxing vacant and/or seasonal homes within the Valley.
- .5 Ensure a robust regulatory framework and development approvals process is in place to:
 - o Ensure community values are being met;
 - o Reduce uncertainties for applicants, CCRD staff, and the Board of Directors;
 - o Eliminate barriers to affordable housing;
 - o Ensure a consistent and timely application review process; and
 - o Ensure new development is safe.
- .6 Promote the development of a greater range of housing types including multi-family and single-family houses.
- .7 Promote the development of increased seniors housing, including independent and assisted living facilities.
- .8 Support housing developments that encourage accessibility, such as entry-level access and living spaces on the main floor.
- .9 Work in collaboration with Vancouver Coastal Health in the delivery of workforce/staff housing.
- .10 Support and encourage the development of carriage suites and other forms of secondary suites.
- .11 Support and encourage the development of tiny homes in appropriate areas.
- .12 Support options to increase the supply of rental accommodation within the Valley.
- .13 Advocate for the establishment of a non-profit housing provider within the Bella Coola Valley with the aim of increasing access to secure, adequate and affordable homes.
- .14 Consider undertaking a regional housing strategy collaboratively with First Nations, developers, and community support organizations.
- .15 Work with BC Housing and other agencies to provide affordable social housing within the Valley.
- .16 Explore options to acquire provincial crown lands throughout the Valley to support affordable housing initiatives and the development of community facilities.
- .17 Work in collaboration with the Agricultural Land Commission to establish criteria and locations for which the CCRD would support exclusions from the ALR as a means of increasing the housing stock and addressing housing affordability.
- .18 Further explore and identify areas suitable for future residential developments over the long-term.
- .19 Evaluate the impacts of short-term rental accommodations in the Valley.
- .20 Explore options for encouraging housing in the Valley that considers climate readiness and resilience to hazards such as flooding wildfire smoke, extreme heat and other climate-related pressures.
- .21 Update the Bella Coola Valley Zoning Bylaw to ensure alignment with this OCP and provincial legislation.

5.8 Infrastructure

Adequate and resilient infrastructure provides the basis for the community to achieve the objectives and policies outlined throughout this OCP. Infrastructure and infrastructure capacity varies across the neighbourhoods in the Valley. The regional district operates two water systems; the Bella Coola Townsite and Hagensborg. The Bella Coola townsite system is supplied by a connection to the neighbouring Nuxalk Nation water system. The Hagensborg water system is supplied by a surface water intake on Snootli Creek, with a backup groundwater well also available. The Hagensborg water system is currently under a Boil Water Notice issued by Vancouver Coastal Health due to the lack of appropriate treatment/disinfection of the source water. At the time of this Plan's writing, the CCRD has secured a grant to upgrade the water system and improvements to the water supply, treatment, storage, and distribution system are underway.

The CCRD does not currently maintain any community sanitary systems. The Nuxalk Nation is planning to construct a new wastewater collection, treatment, and disposal system to service a portion of the Bella Coola 1 reserve. While the planning and design of this system includes provisions for expansion beyond Nuxalk's reserve lands to accommodate additional sewage flows from the adjacent Bella Coola townsite, there are currently no confirmed plans to establish a sewage collection system to service the townsite, nor is an agreement in place with Nuxalk Nation.

The CCRD owns and operates the Thorsen Creek Waste and Recycling Centre which services customers throughout the Valley. The facility is equipped to accept household garbage, construction/demolition debris, yard waste, and large waste items such as appliances. The Thorsen Creek Recycling Depot accepts a wide variety of recyclable materials and the CCRD is planning to add a composting facility at the centre. It should be noted that the centre is nearing its end of life, and the CCRD is exploring options to extend the lifespan of the facility. The CCRD is also evaluating longer-term options for solid-waste management within the Valley.

Additional areas of concern and/or improvement identified by Valley residents related to the Valley's infrastructure include:

- Improved cell and internet connectivity;
- Improved BC Ferries services;
- Need to improve active and public transportation, especially along Highway 20 to connect neighbourhoods in the Valley;
- Safety concerns with Highway 20 leaving and entering the Valley;
- Desire to rescind the Hagensborg Water system water boil advisory; and
- Dissatisfaction with the current costs associated with solid waste disposal.

Further detail on the Valley's infrastructure systems is available in Section 2.6 and Schedule F.

5.8.1. Objectives

It is the objective of the Central Coast Regional District to:

- .1 Provide community infrastructure that meets the needs of Valley residents and is compliant with senior government regulation and guidelines.
- .2 Ensure key infrastructure in the Bella Coola Valley is maintained and enhanced in a fiscally responsible and sustainable manner.

5.8.2. Policies

It is the policy of the Central Coast Regional District to:

- .1 Consider the development and implementation of an infrastructure asset management program to identify the timing and financial resources required for infrastructure improvements.
- .2 Pursue grant funding to help implement and accelerate required infrastructure improvements.

Sanitary Infrastructure

- .3 Engage and work the Nuxalk Nation regarding the potential establishment of a shared sewage collection system to service the Bella Coola townsite.

Water Infrastructure

- .4 Continue with the upgrades of the Hagensborg Water System supply, treatment, storage and distribution systems with the aim of lifting the boil water advisory currently in place by Vancouver Coastal Health.
- .5 Continue to work with the Nuxalk Nation regarding the operation and maintenance of the Bella Coola Townsite Water System.

Solid Waste

- .6 Explore options to establish a composting facility at the Thorsen Creek Waste and Recycling Centre as a means of improving service offerings and helping achieve waste diversion targets.
- .7 Ensure management of the Thorsen Creek Waste and Recycling Centre remains in compliance with provincial regulations.
- .8 Consider opportunities to reduce unauthorized dumping of waste throughout Valley.
- .9 Continue to explore options to extend the lifespan of the Thorsen Creek Waste and Recycling Centre.
- .10 Expand opportunities for solid waste diversion, such as a free store.
- .11 Ensure regular updated to the Solid Waste Management Plan which evaluates options for the long-term management of solid waste in the Bella Coola Valley.

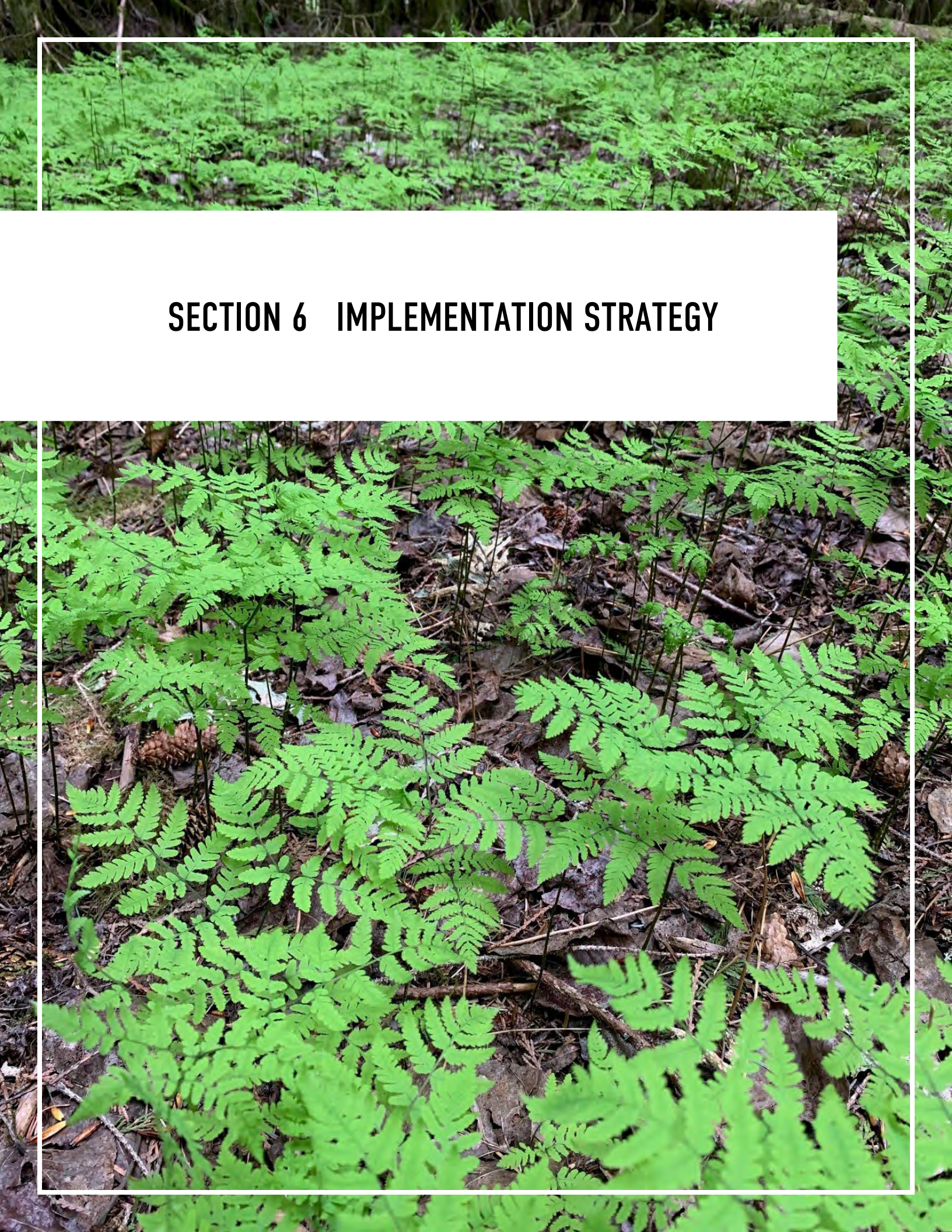
- .12 Ensure Nuxalk Nation is actively engaged and consulted on the long-term management of solid waste in the Valley.

Transportation

- .13 Work in collaboration with the Ministry of Transportation and Transit to ensure adequate maintenance and operations of Valley roads, including snow clearing, paving, ditching, and line painting.
- .14 Engage the Ministry of Transportation and Transit regarding derelict vehicles within road rights-of-way.
- .15 Work with provincial agencies, Nuxalk Nation, and local forestry operators to ensure access is maintained to important recreation areas.
- .16 Pursue funding for to undertake an Active Transportation Plan.
- .17 Explore opportunities to improve safety for cyclists and pedestrians along the Highway 20 corridor.
- .18 Work with BC Transit to continue to improve and expand transit options for the Valley including regularly scheduled service during high-demand hours.
- .19 Work with the Ministry of Transportation and Transit to improve reliability and safety of road access into the Valley.
- .20 Explore options for establishing a secondary access to Saloompt.
- .21 Consider engaging Transport Canada to establish a vision regarding the location of heliports and associated fuel storage throughout the Valley.
- .22 Advocate BC Ferries for improved scheduling, reliability, and services.
- .23 Continue to be actively involved in the BC Ferries Vision 2050 initiative to ensure the concerns, priorities and needs of the CCRD as they relate to ferry operations within the regional district are considered.

Telecommunications

- .24 Continue to support the establishment of high-speed internet to the Valley.
- .25 Advocate for improved cellular coverage in the Valley.

The image shows a lush forest floor with a thick carpet of bright green ferns. The ferns have delicate, feathery fronds that are densely packed together. The ground is covered with a layer of brown, decaying leaves and twigs, which are partially obscured by the ferns. The lighting is soft and even, highlighting the vibrant green color of the plants. The overall scene is a close-up view of the forest floor, focusing on the texture and color of the ferns.

SECTION 6 IMPLEMENTATION STRATEGY

The table on the following pages provides a summary of the strategy for implementing the policies identified throughout this OCP. Where possible, agencies responsible for the implementation are identified.

It should be noted that it is the intent of the CCRD to work collaboratively with the Nuxalk Nation in the implementation of this OCP. While the table below identifies Nuxalk involvement on a number of initiatives, it is important that the CCRD work with the Nation to more clearly identify the priorities, capacity and desired level of involvement of the Nation in the implementation of this OCP.

Action	Relevant Policies	Priority	Leadership	Support
Work with the Nuxalk Nation to develop a strategy for the Nation's involvement in the implementation of this OCP.	4.1.1 4.1.8 5.2.2.2 5.2.2.7	High	CCRD, Nuxalk Nation	
Continue to advance reconciliation efforts in the Valley and strengthen government-to-government relationships between the CCRD and Nuxalk.	4.1.1 4.1.2 4.1.8 4.1.9 5.2.2.1 5.2.2.2 5.2.2.3 5.2.2.4 5.2.2.5 5.2.2.6 5.2.2.8 5.2.2.9 5.2.2.10 5.2.2.11 5.2.2.12 5.2.2.13 5.2.2.14 5.3.2.6 5.6.2.4	High	CCRD, Nuxalk Nation	
Undertake a Development Procedures Review and Update	4.1.5 4.1.6 4.1.7 4.1.9 4.4.3.7 4.4.3.10 4.5.3.1.6 5.2.2.8 5.3.2.1 5.3.2.2 5.7.2.5	Moderate	CCRD	Nuxalk Nation
Update key planning documents, including the Bella Coola Valley Zoning	4.1.4 4.1.9 4.1.10	High	CCRD	

Action	Relevant Policies	Priority	Leadership	Support
Bylaw, to comply and align with this OCP.	4.1.11 5.7.2.21			
Develop an Accessibility Plan.	4.1.13	Moderate	CCRD	
Consider the development of a food security program.	4.2.3.4 4.2.3.5 4.2.3.9 4.2.3.10 4.2.3.11 4.2.3.12 5.5.2.2	Moderate	Local Community Groups	CCRD
Support the mandate of the Agricultural Land Commission	4.2.3.2 4.2.3.3 4.2.3.8 4.2.3.9 4.4.3.6	Moderate	Agricultural Land Commission	CCRD
Direct future residential, commercial, and institutional growth to Primary Settlement Areas and the Saloompt Benchlands	4.1.10 4.1.14 4.2.3.4 4.3.3.2 4.3.3.10 4.5.3.1.2 4.5.3.1.3 4.5.3.1.4 4.7.3.2 5.7.2.17	High	CCRD	Agricultural Land Commission
Encourage a diverse range of housing types in future residential developments with the Valley.	4.2.3.7 4.3.3.3 4.3.3.5 4.3.3.6 4.3.3.7 4.4.3.2 4.4.3.4 5.7.2.5 5.7.2.9 5.7.2.10 5.7.2.11 5.7.2.12 5.7.2.20	High	CCRD	
Explore options for improving affordability and availability of housing.	4.2.3.4 4.3.3.5 4.3.3.7 4.3.3.9 4.3.3.10 5.7.2.3 5.7.2.4 5.7.2.6 5.7.2.7 5.7.2.8 5.7.2.9	High	CCRD	Local Community Groups, Nuxalk Nation

Action	Relevant Policies	Priority	Leadership	Support
	5.7.2.10 5.7.2.11 5.7.2.12 5.7.2.13 5.7.2.15 5.7.2.16 5.7.2.17 5.7.2.18 5.7.2.19			
Evaluate the impacts of short-term rental accommodations within the Valley.	4.3.3.9 5.7.2.19	Low	CCRD	
Undertake regular updates to the Housing Needs Reporting as per legislative requirements.	5.7.2.1 5.7.2.2	High	CCRD	
Support year-round recreational uses in rural zones.	4.4.3.5 4.4.3.9 4.8.3.13	Moderate	CCRD	Local Community Groups
Develop a Downtown Revitalization and Beautification Plan for the Bella Coola townsite.	4.5.3.1.5	Moderate	CCRD	
Implement, and periodically update, the Bella Coola Airport Master Plan.	4.9.3.2 4.9.3.5 4.9.3.6 4.9.3.7 5.4.2.5	Moderate	CCRD	
Complete the required asphalt overlay of the airport runway.	4.9.3.3	High	CCRD	Transport Canada
Develop an updated checklist for evaluating potential future industrial developments.	4.6.3.2 4.6.3.3 4.6.3.6 5.6.2.9	Low	CCRD	Local Community Groups
Consider undertaking an assessment to evaluate the demand for additional lands within the Valley suitable for industrial uses.	4.6.3.4 4.6.3.5 5.4.2.12 5.4.2.20	Low	CCRD	
Work in collaboration with the MoTT in the long-term management of sand and gravel resources in the Valley	4.6.3.8 4.6.3.9	Low	MoTT	CCRD
Leverage existing community spaces for community gatherings, programming and services.	4.7.3.3 4.7.3.6	Moderate	Local Community Groups	CCRD
Explore options and locations for a CCRD public works yard.	4.7.3.4	Moderate	CCRD	
Explore opportunities to improve/retrofit existing spaces for a youth gathering spot.	4.7.3.5	Moderate	Local Community Groups	CCRD

Action	Relevant Policies	Priority	Leadership	Support
Consider undertaking a parks and recreation master plan.	4.8.3.2 4.8.3.3 4.8.3.4 4.8.3.5 4.8.3.6 4.8.3.7 4.8.3.8 4.8.3.9 4.8.3.10 4.8.3.11 4.8.3.12 4.8.3.13 4.8.3.15	Moderate	CCRD	Local Community Groups
Consider undertaking a trail network plan.	4.8.3.12 4.8.3.14	Moderate	CCRD	UBCM Active Transportation Planning Grant
Explore options for the establishment of an office space or hub that can be used by community groups and non-profits.	5.1.2.1	Moderate	Local Community Groups	CCRD
Explore the establishment of an administrative role to support non-profits.	5.1.2.1 5.1.2.2 5.1.2.3	Moderate	CCRD	Local Community Groups
Promote the preservation of local Indigenous and non-Indigenous history throughout the Valley.	5.1.2.4	High	CCRD, Nuxalk Nation	Local Community Groups
Improve community connectedness by developing more community events.	5.1.2.5 5.1.2.7	Moderate	Local Community Groups	CCRD
Advocate for improved community services for youth, including educational services and mental health supports.	5.1.2.6	High	School District #49, Provincial agencies	CCRD, Local Community Groups, Nuxalk Nation
Collaborate with Nuxalk Nation to identify opportunities for delivery of shared services, infrastructure and community facilities.	5.2.2.7 5.2.2.15 5.8.2.3 5.8.2.5 5.8.2.12	Moderate	CCRD, Nuxalk Nation	
Stay updated and compliant with emergency management legislation.	5.3.2.1	High	CCRD	
Implement and regularly update the CCRD's Emergency Response Plan.	5.3.2.1	High	CCRD	
Complete the Heat Risk Assessment and Response Plan.	5.3.2.1	Moderate	CCRD	
Undertake an updated Bella Coola Valley Community Wildfire Resiliency Plan.	5.3.2.2	Moderate	CCRD, Nuxalk Nation	
Consider pursuing FireSmart certificate.	5.3.2.2		CCRD	

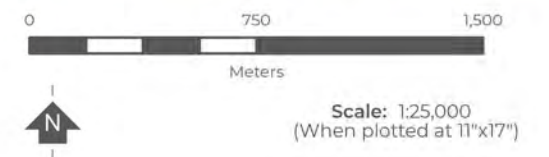
Action	Relevant Policies	Priority	Leadership	Support
Finalize and implement the Bella Coola River Flood Mitigation Study.	5.3.2.3	High	CCRD	
In the absence of a completed flood mitigation plan, continue to implement the flood regulations as per the Bella Coola Valley Zoning Bylaw and applicable provincial 'Flood Hazard Area Land Use Management Guidelines'.	5.3.2.4	Moderate	CCRD	
Implement the recommendations outlined in the Bella Coola Valley Overview Level Geohazard Assessment	5.3.2.5	High	CCRD	
Consider undertaking a tsunami risk/coastal vulnerability study.	5.3.2.6	Moderate	CCRD	Provincial agencies, Nuxalk Nation
Consider undertaking an avalanche hazard study for the Bella Coola Valley to provide an impact-based zoning map and associated development considerations.	5.3.2.7	Low	CCRD	MoTT
Work in collaboration with emergency services to improve community safety.	5.3.2.8	High	Emergency Services	CCRD
Undertake an assessment of fire protection services throughout the Valley.	5.3.2.9	Moderate	CCRD	Emergency Services
Advocate for improved and expanded health care services in the Valley.	5.3.2.10 5.3.2.11	High	Vancouver Coastal Health	CCRD, Nuxalk Nation
Finalize and implement the CCRD Economic Development Strategic Plan.	4.6.3.7 5.4.2.1 5.4.2.2 5.4.2.4 5.4.2.6 5.4.2.7 5.4.2.8 5.4.2.18 5.4.2.19	Moderate	CCRD	
Develop a Tourism Strategy for the Bella Coola Valley.	5.4.2.9 5.4.2.10 5.4.2.13 5.4.2.14 5.4.2.15 5.4.2.17 5.8.2.21 5.8.2.22	Moderate	CCRD	Bella Coola Valley Tourism
Advocate for improved connectivity and transportation into and out of the Valley.	4.5.3.2.4 5.4.2.11 5.4.2.16 5.4.2.17 5.8.2.19	High	Transport Canada, BC Ferries, MoTT	CCRD, Nuxalk Nation

Action	Relevant Policies	Priority	Leadership	Support
	5.8.2.22 5.8.2.23			
Support the local agriculture industry on key initiatives such as: • Crop diversification • Agricultural labour shortage • Training opportunities • The local Farmers Market	4.2.3.5 4.2.3.6 4.2.3.10 4.2.3.11 4.2.3.12 4.2.3.13 5.4.2.11	Moderate	Local Community Groups	CCRD
Undertake a Climate Action Plan.	5.5.2.1 5.5.2.2 5.5.2.3	Moderate	CCRD	Nuxalk Nation, BC Hydro
Undertake an Active Transportation Plan.	5.5.2.2 5.8.2.16 5.8.2.17	Moderate	CCRD	UBCM Active Transportation Planning Grant
Develop a long-term plan for solid waste management within the Valley	5.6.2.12 5.6.2.13 5.6.2.14 5.8.2.6 5.8.2.7 5.8.2.8 5.8.2.10 5.8.2.11 5.8.2.12	High	CCRD	Nuxalk Nation, Provincial agencies
Promote alternative energy sources and energy conservation.	5.5.2.3	Moderate	CCRD	Nuxalk Nation, BC Hydro
Explore options to increase awareness of environmental sensitivities and promote environmental stewardship within the Valley.	5.6.2.1 5.6.2.2 5.6.2.5 5.6.2.6 5.6.2.7 5.6.2.11	Moderate	CCRD	Bella Coola Valley Tourism, Province of BC
Consider developing an Invasive Species Management Program to work in collaboration with the Cariboo Regional District program.	5.6.2.6	Moderate	CCRD	Cariboo Regional District
Work in collaboration with stakeholders regarding the protection and preservation of environmental resources and minimizing disturbances to habitats and species, especially at-risk species.	5.6.2.2 5.6.2.3 5.6.2.8 5.6.2.10 5.6.2.11 5.6.2.12 5.6.2.14 5.6.2.20 5.6.2.21 5.6.2.22	Moderate	CCRD	Nuxalk Nation, Provincial agencies, Bella Coola Community Forest
Require stormwater management plans for new development to mitigate	5.6.2.18	Moderate	CCRD	

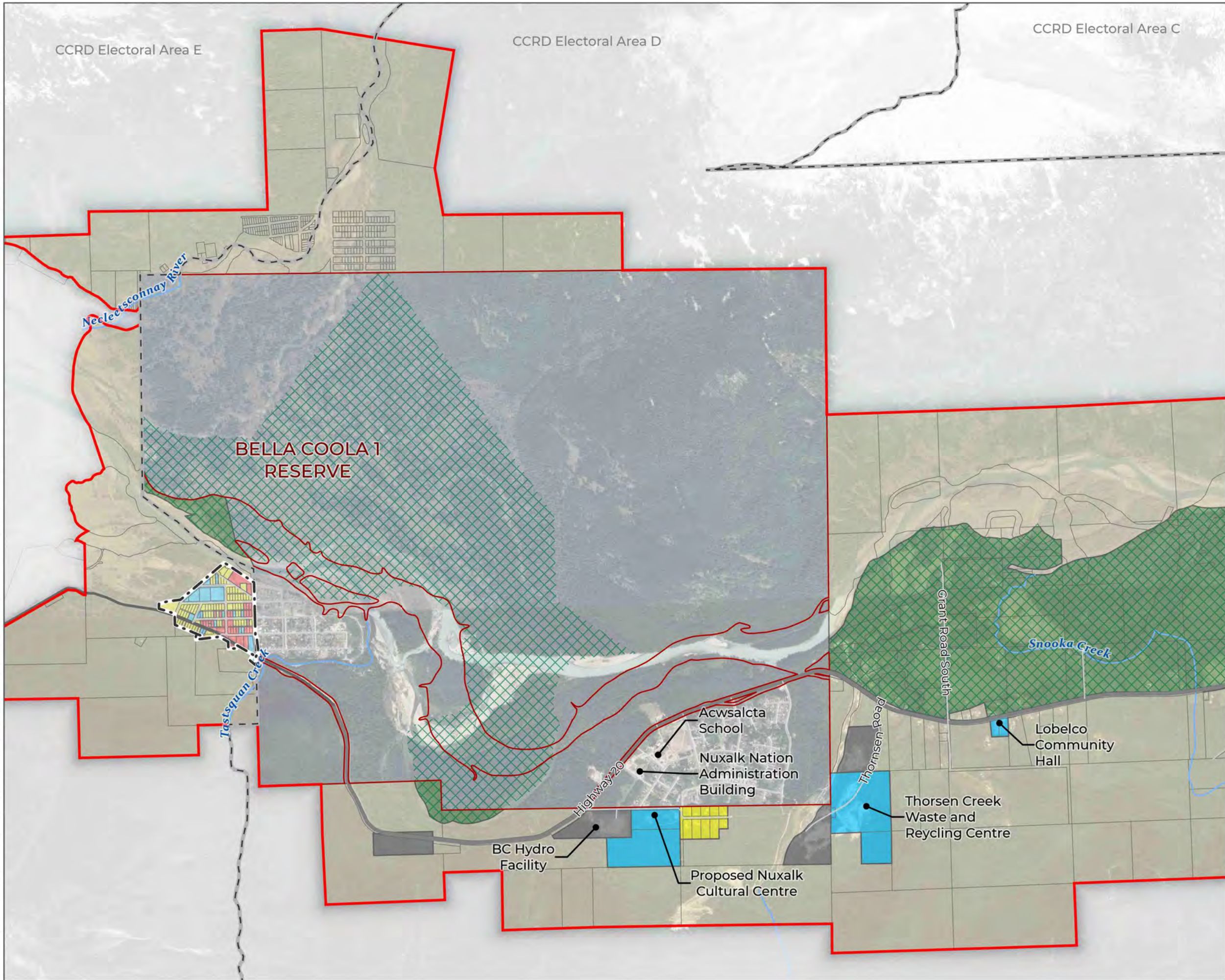
Action	Relevant Policies	Priority	Leadership	Support
against potential negative impacts to water courses and riparian areas.				
Consider undertaking a regional housing strategy collaboratively with First Nations, developers, and community support organizations.	5.7.2.14	Moderate	CCRD	Nuxalk, Vancouver Coastal Health, Provincial agencies
Consider the development and implementation of an infrastructure asset management program.	5.4.2.3 5.8.2.1	Low	CCRD	
Pursue grant funding to implement required infrastructure improvements.	5.8.2.2 5.8.2.4	Moderate	CCRD	
Work with MoTT to improve safety, maintenance and reliability of roads in the Valley.	5.8.2.13 5.8.2.14 5.8.2.19	Moderate	MoTT	CCRD
Work with BC Transit to improve and expand transit options throughout the Valley.	5.8.2.18	Moderate	BC Transit	CCRD
Explore options for establishing a secondary access to Saloompt.	5.8.2.20	Low	CCRD	MoTT
Engage Transport Canada to establish a vision regarding the location of heliports and associated fuel storage throughout the Valley.	5.8.2.21	Moderate	Transport Canada	CCRD
Advocate for the establishment of high-speed internet and improved cellular coverage in the Valley.	5.8.2.24 5.8.2.25	Moderate	Telecommunications providers	CCRD

SCHEDULE B

Land Use Maps



SCHEDULE B-1



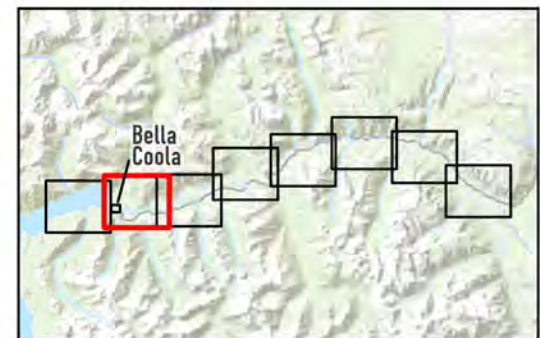
Bella Coola Valley OCP Update
Land Use
Bylaw No. 565, 2026
Bella Coola Townsite -
Necleetsconnay

Legend

-  Nuxalk Nation Reserve Boundary
-  OCP Area
-  Agricultural Land Reserve
-  Electoral Area

Land Use

-  Primary Settlement Areas (P.S.A)
-  Agriculture
-  Civic and Institutional
-  Commercial
-  Industrial
-  Residential
-  Rural



0 750 1,500
Meters

 **Scale: 1:25,000**
(When plotted at 11"x17")

SCHEDULE B-2

Last updated by JWilson on Tuesday, July 7, 2026 at 1:52 PM
Last exported by JWilson on Tuesday, July 7, 2026 1:52 PM
Last printed by JWilson on Monday, September 25, 2017 11:46 AM

CCRD Electoral Area C

CCRD Electoral Area D

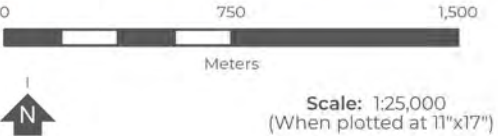
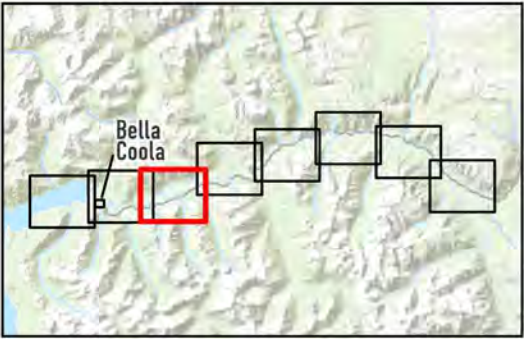
NOTE: USE OF LAND
WITHIN THE ALR
SHALL BE SUBJECT
TO THE AGRICULTURAL
LAND COMMISSION ACT

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WITHIN THE ALR
SHALL BE SUBJECT
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LAND COMMISSION ACT

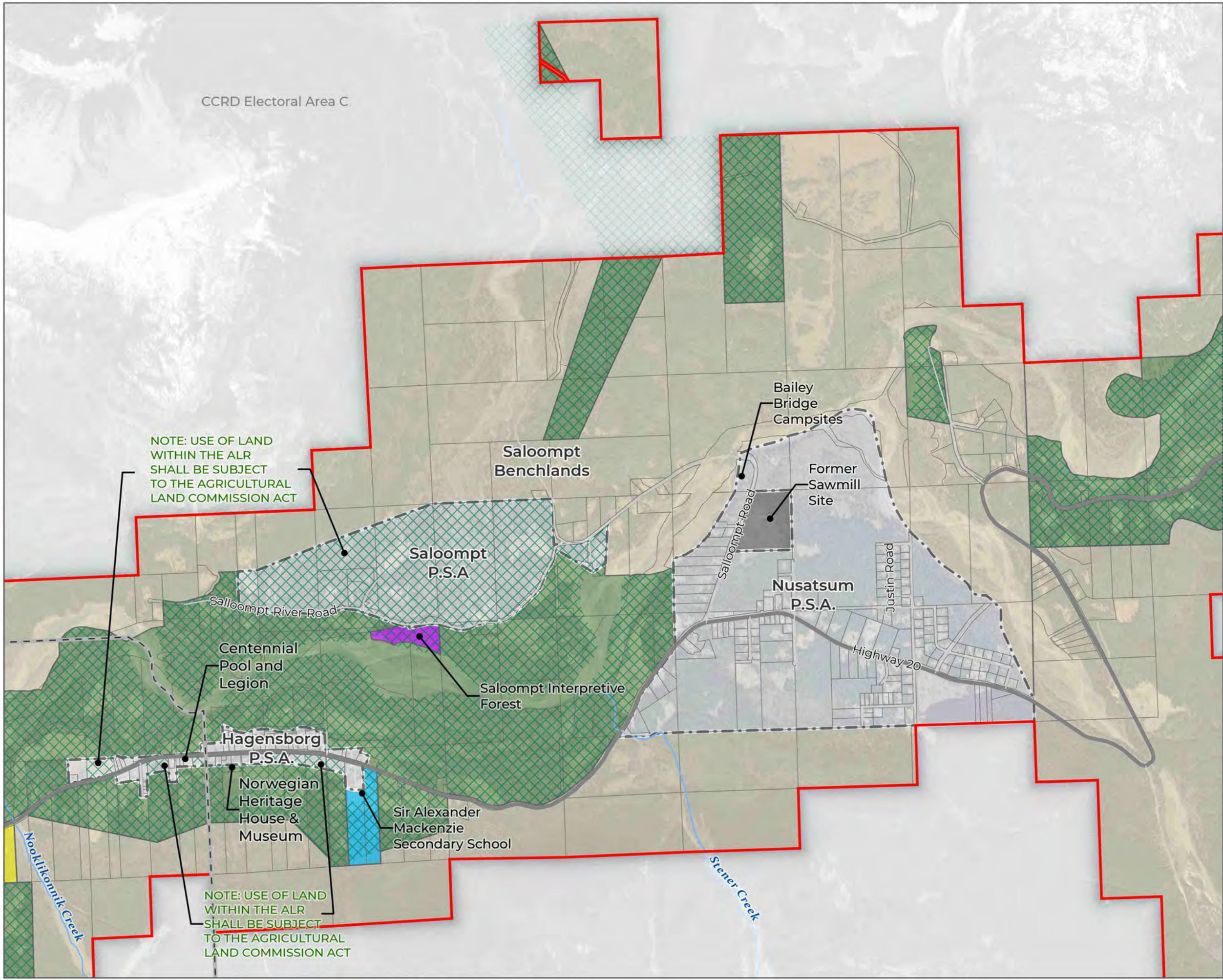


Bella Coola Valley OCP Update
Land Use
Bylaw No. 565, 2026
Snooka - Nooklikonnik

- Legend
- OCF Area
 - Agricultural Land Reserve
 - Electoral Area
- Land Use
- Primary Settlement Areas (P.S.A)
 - Airport
 - Agriculture
 - Civic and Institutional
 - Commercial
 - Industrial
 - Park and Recreation
 - Residential
 - Rural

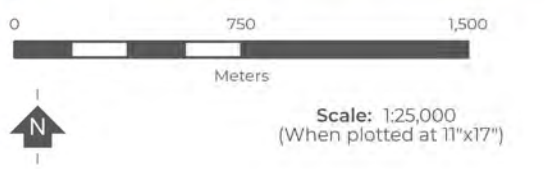
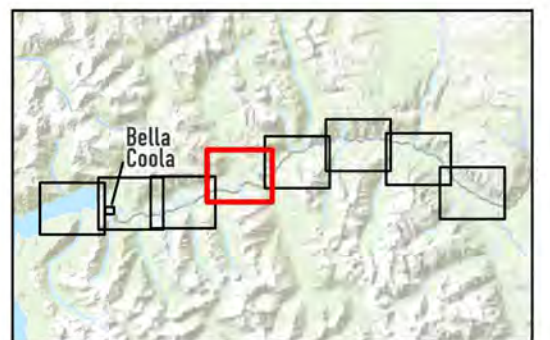


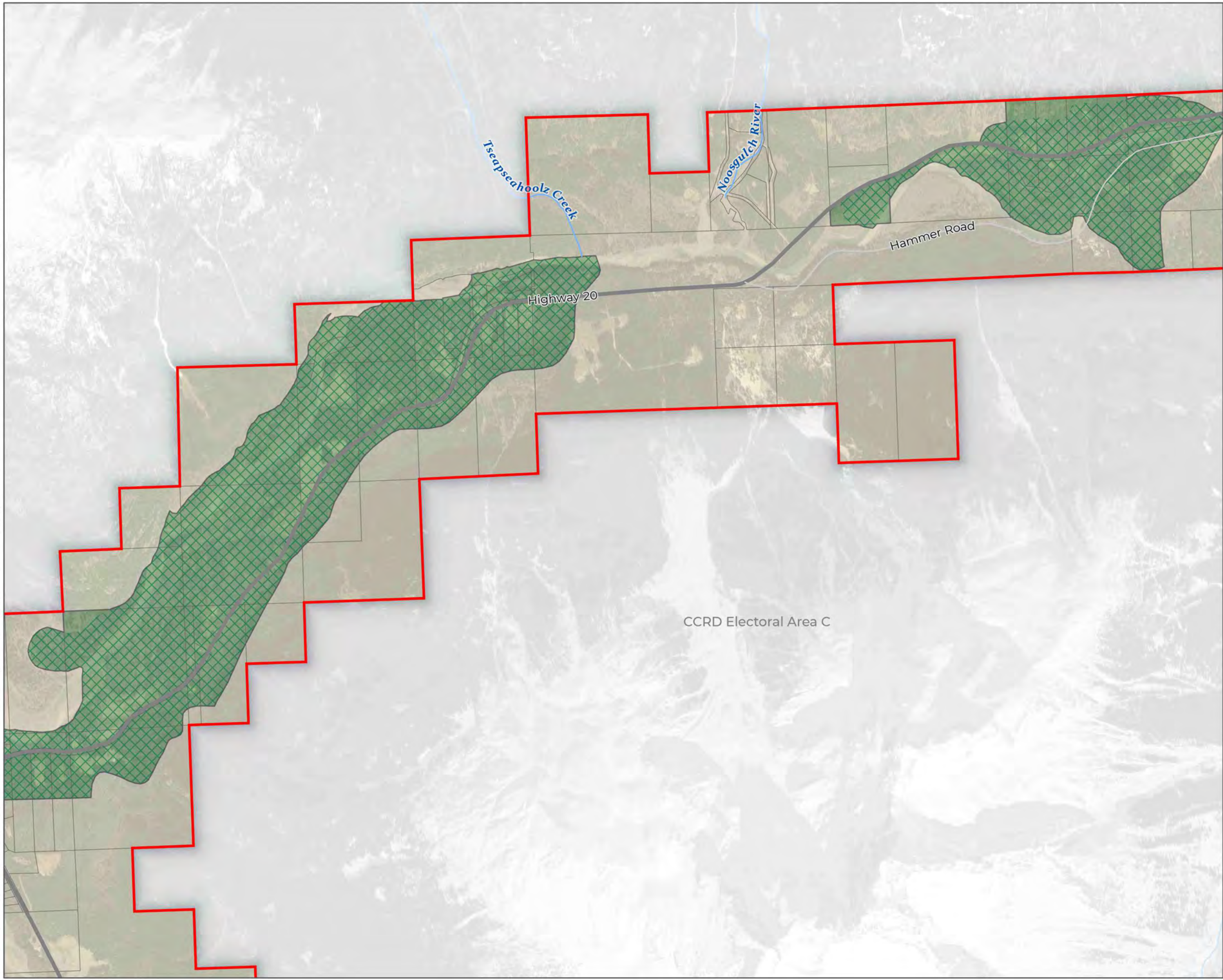
SCHEDULE B-3



Bella Coola Valley OCP Update
Land Use
Bylaw No. 565, 2026
Hagensborg - Saloompt
Nusatsum West

- Legend
- OCP Area
 - Agricultural Land Reserve
 - Electoral Area
- Land Use
- Primary Settlement Areas (P.S.A)
 - Agriculture
 - Civic and Institutional
 - Industrial
 - Park and Recreation
 - Residential
 - Future Residential
 - Rural





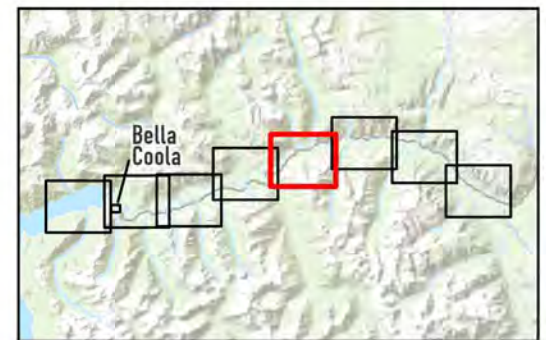
Bella Coola Valley OCP Update
Land Use
Bylaw No. 565, 2026
Nusatsum East

Legend

- OCP Area
- Agricultural Land Reserve
- Electoral Area

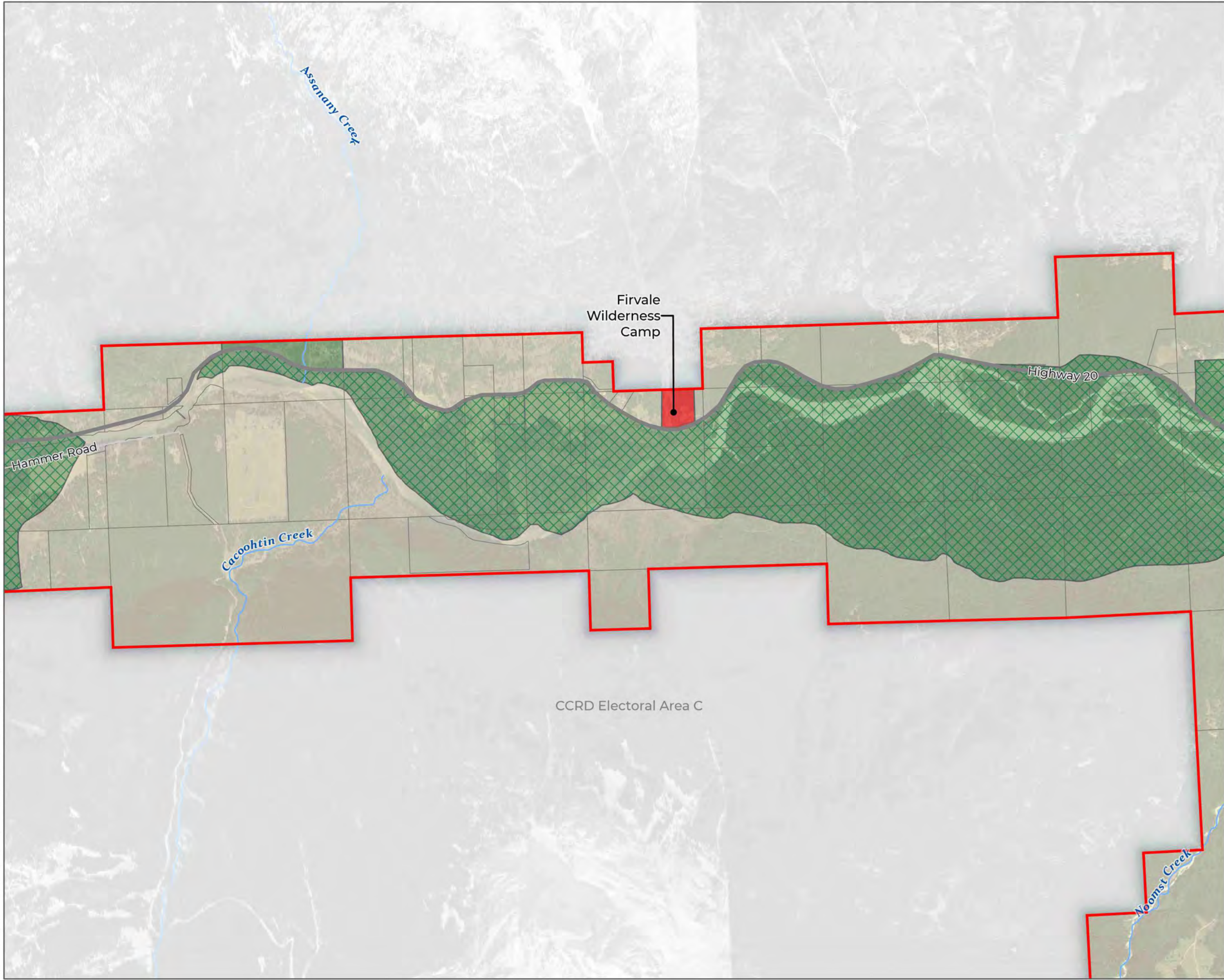
Land Use

- Agriculture
- Rural



Scale: 1:25,000
(When plotted at 11"x17")

SCHEDULE B-5



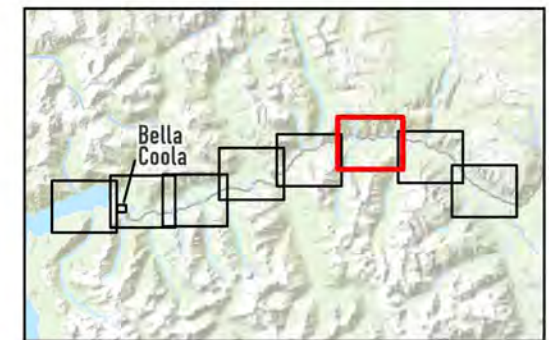
Bella Coola Valley OCP Update
Land Use
Bylaw No. 565, 2026
Noosgulch

Legend

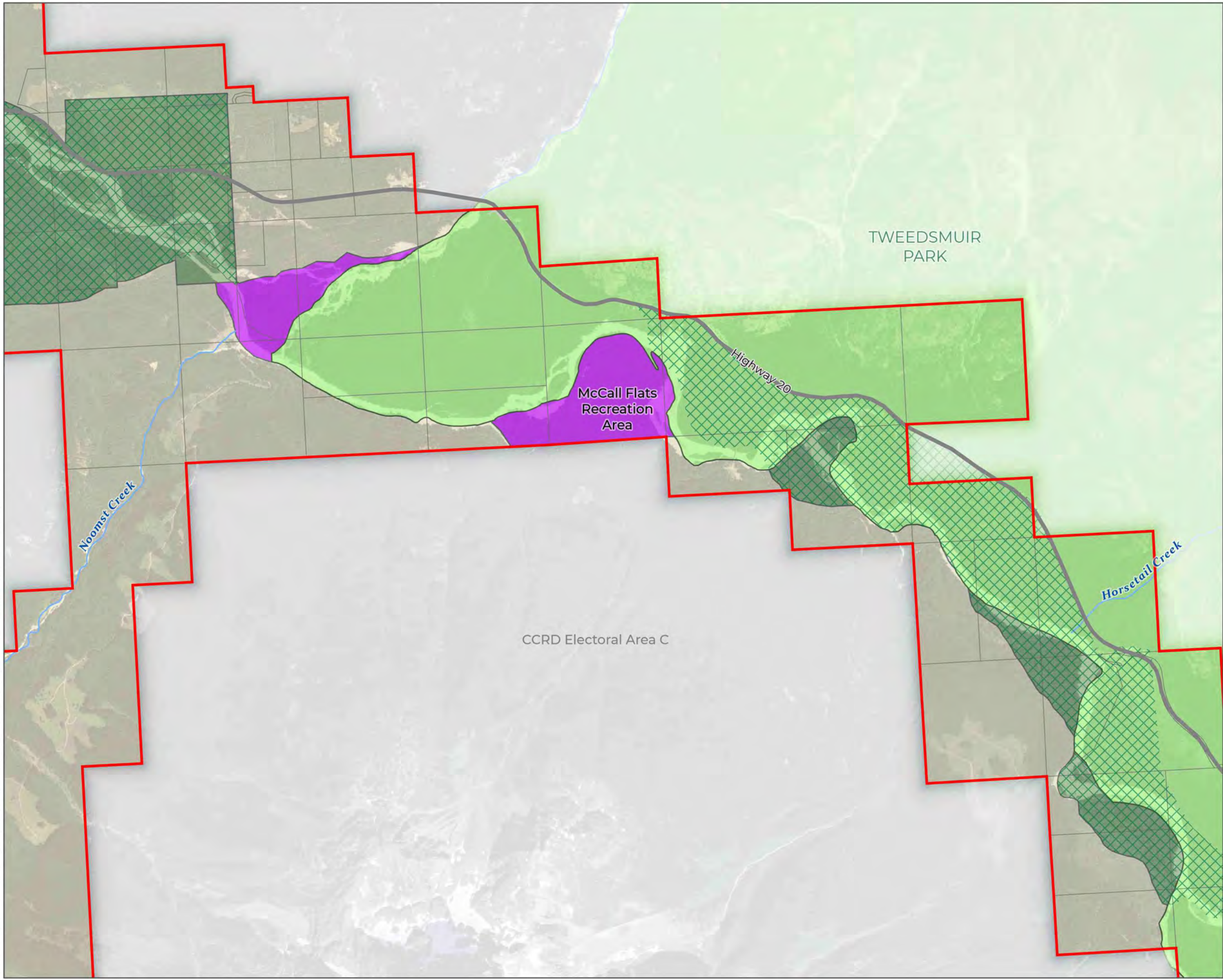
- OCP Area
- Agricultural Land Reserve
- Electoral Area

Land Use

- Agriculture
- Commercial
- Rural

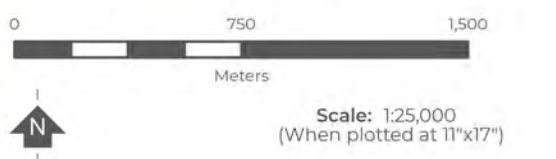
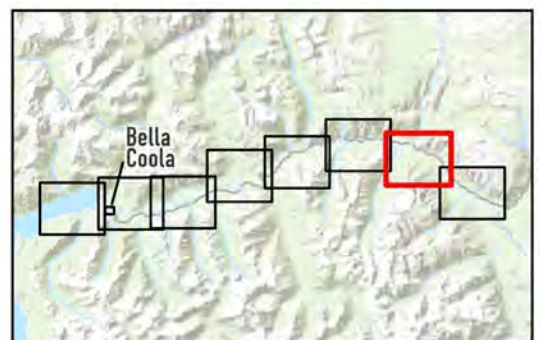


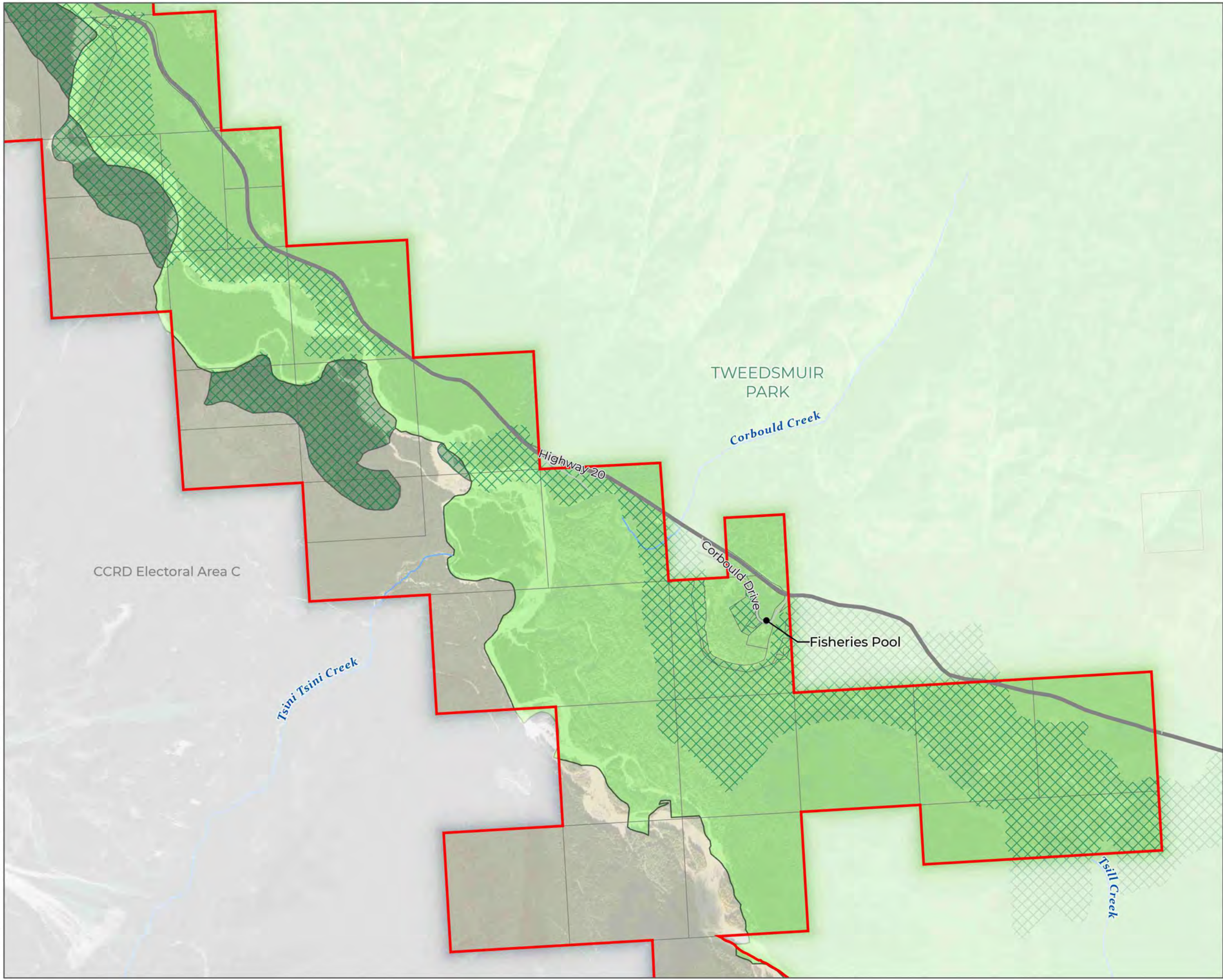
SCHEDULE B-6



Bella Coola Valley OCP Update
Land Use
Bylaw No. 565, 2026
Firvale - Burnt Bridge

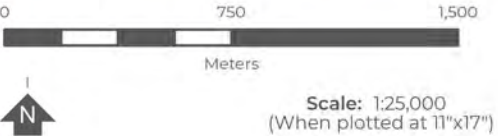
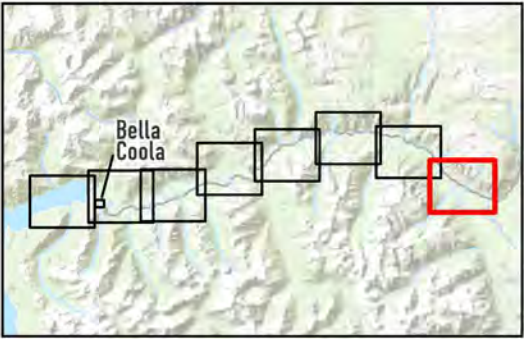
- Legend
- OCF Area
 - Agricultural Land Reserve
 - Electoral Area
 - Provincial Park
- Land Use
- Agriculture
 - Park and Recreation
 - Rural

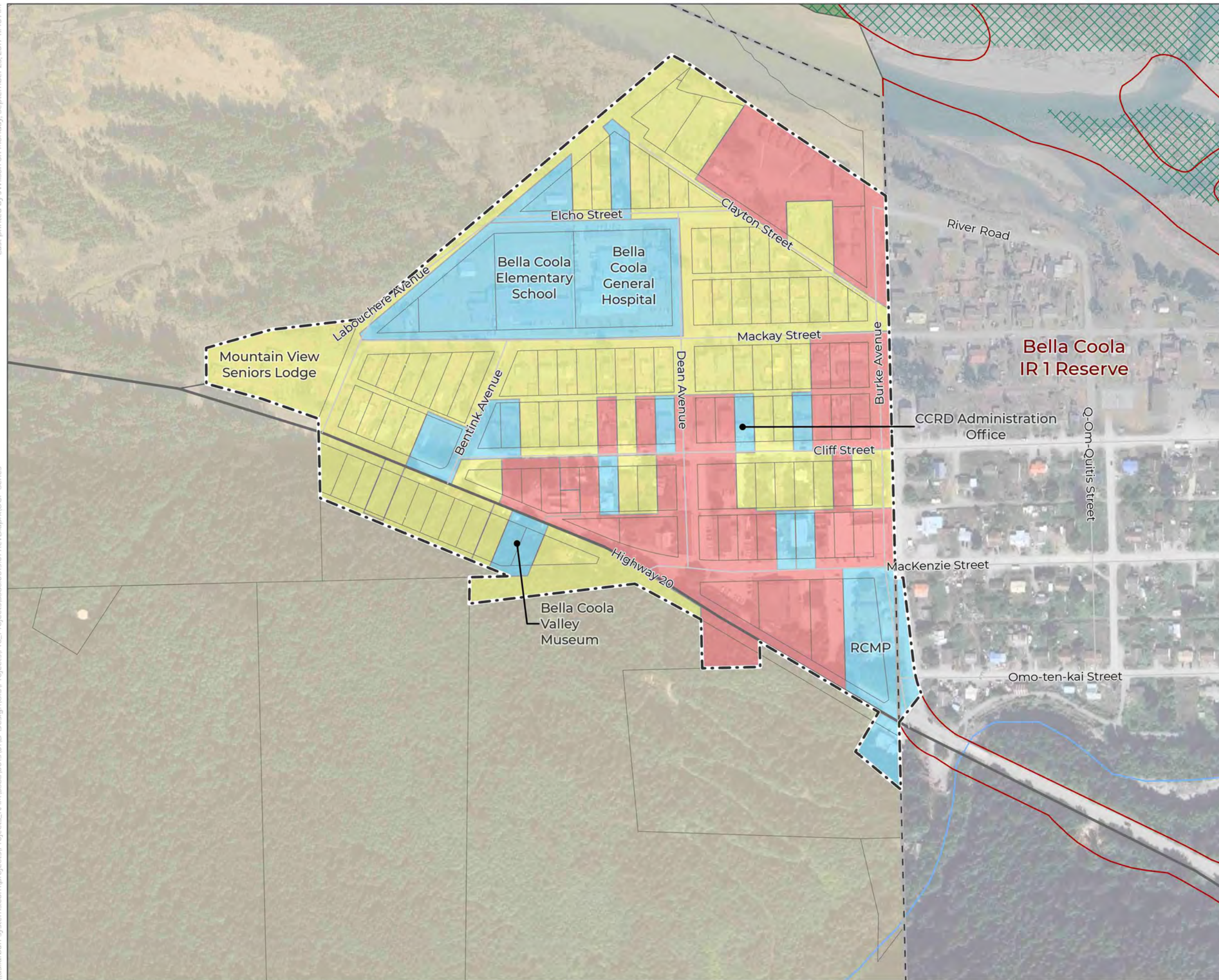




Bella Coola Valley OCP Update
Land Use
Bylaw No. 565, 2026
Stuie

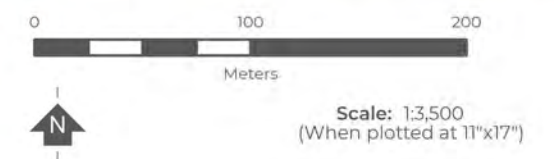
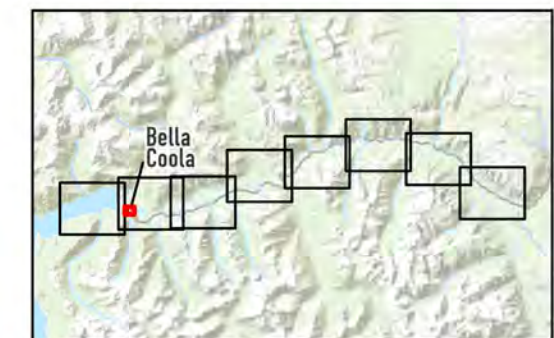
- Legend
- OCP Area
 - Agricultural Land Reserve
 - Electoral Area
 - Provincial Park
- Land Use
- Agriculture
 - Rural





-  Nuxalk Nation Reserve Boundary
-  OCP Area
-  Agricultural Land Reserve
-  Electoral Area

- Primary Settlement Areas (P.S.A)
- Agriculture
- Civic and Institutional
- Commercial
- Residential
- Rural

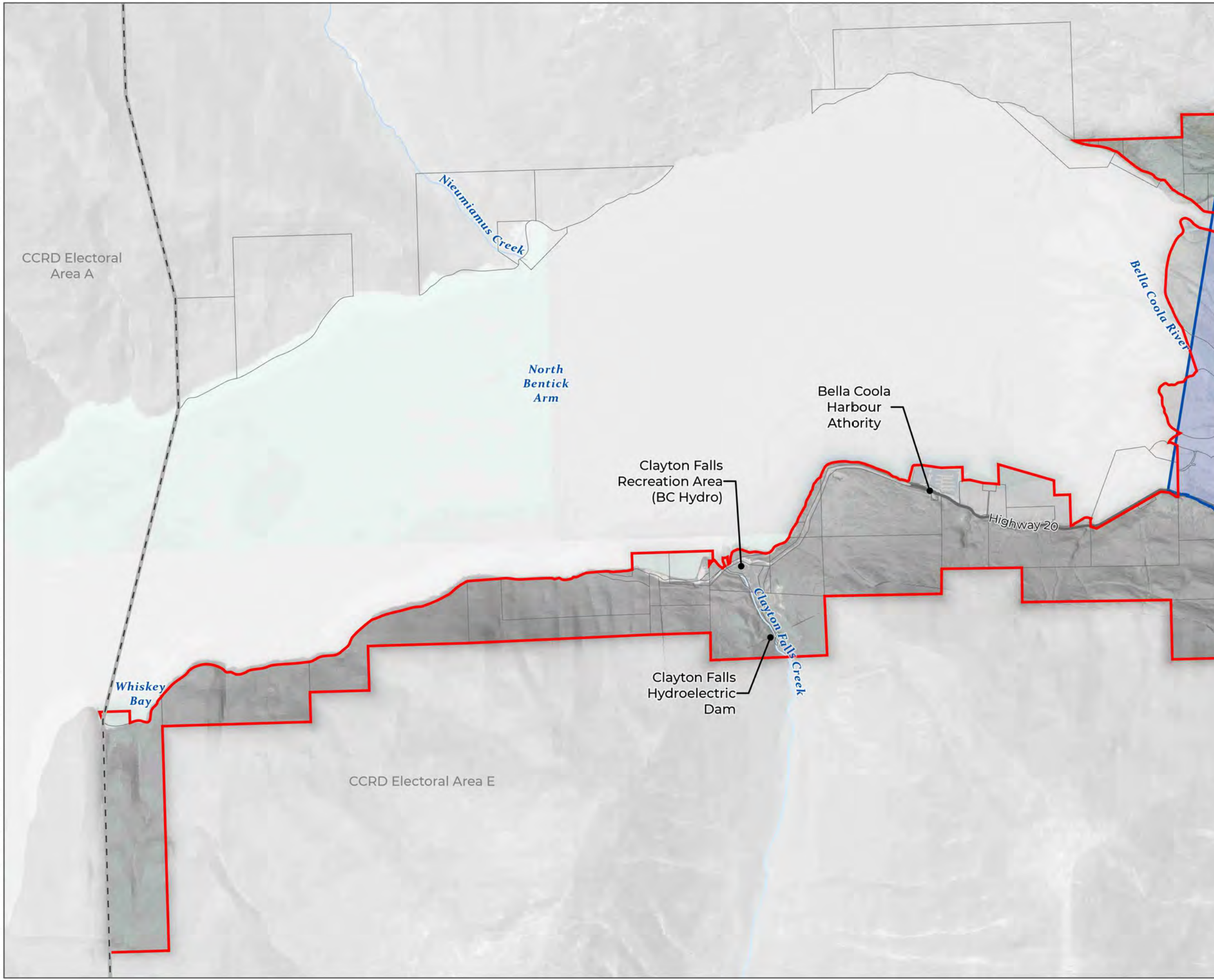
**SCHEDULE B-9**

SCHEDULE C

Floodplain and Alluvial Fan Hazards

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Last exported by JWilson on Thursday, July 9, 2026 4:08 PM
Last printed by JWilson on Monday, September 25, 2017 11:46 AM

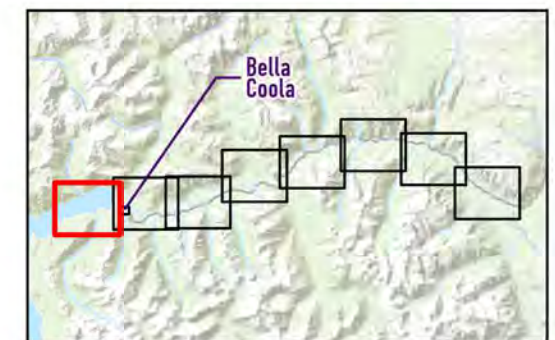
\\slurban-systems.com\projects\Projects_KAM\3383\0019\01\01\Design\GIS\Projects\Pro_Projects\3383.0019.01 RevC.aprx\Floodplain and Alluvial Fan Hazards



Bella Coola Valley OCP Update
Bylaw No. 565, 2026
Floodplain and Alluvial Fan Hazards
North Bentinck

- Legend
- Electoral Area
 - OCP Area
 - Bella Coola River 1:200 year Floodplain including 0.3m freeboard

Flood inundation mapping has been prepared to represent Bella Coola River flooding only and does not include tributaries



SCHEDULE C-1

CCRD Electoral Area C

SCHEDULE C-2

CCRD Electoral Area C

CCRD Electoral Area D

Bella Coola Airport

BC Ambulance

Hagensborg
Firehall

Snootli Creek Hatchery

Snootli Ice Rink
and Skate Park

Bella Coola
Adventist
School

Snooka Creek

Highway 20

Lobelco
Community
Hall

Bella Coola
Eagle Lodge

The entire fan area is subject to special flood hazard

Legend

 Electoral Area

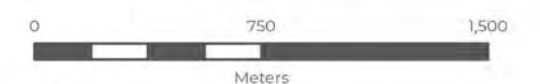
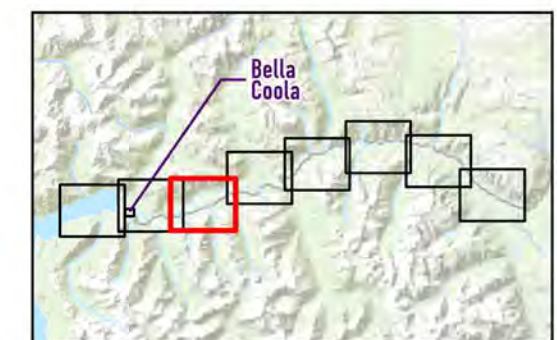
 OCP Area

 Alluvial Fan

 Bella Coola River 1:200 year Floodplain including 0.3m freeboard

— Shared Boundary

Flood inundation mapping
has been prepared to
represent Bella Coola River
flooding only and does not
include tributaries

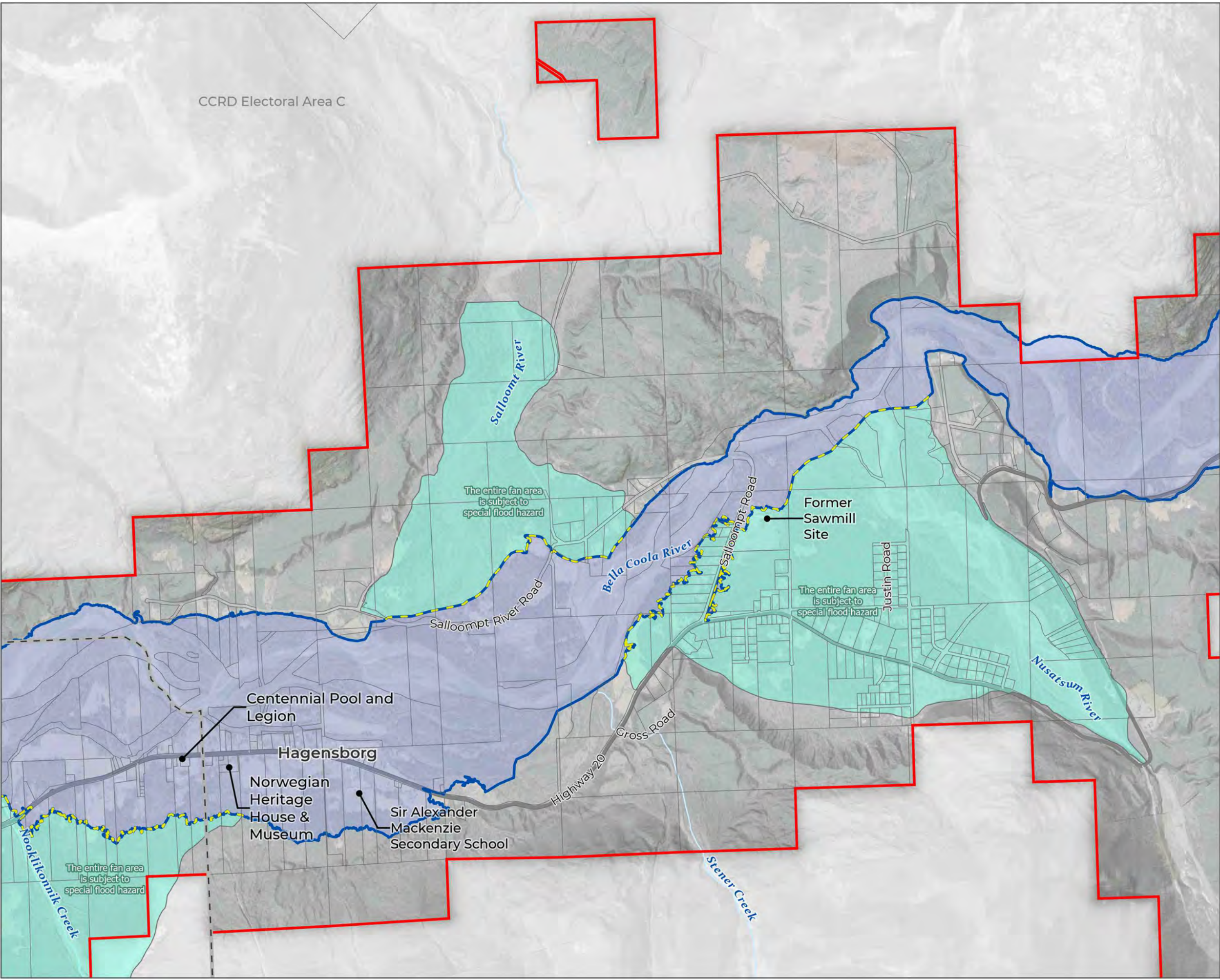


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(When plotted at 11"x17")

SCHEDULE C-3

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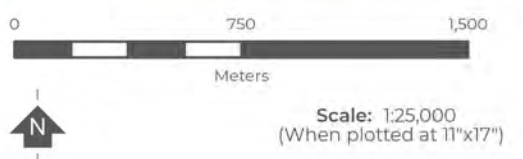
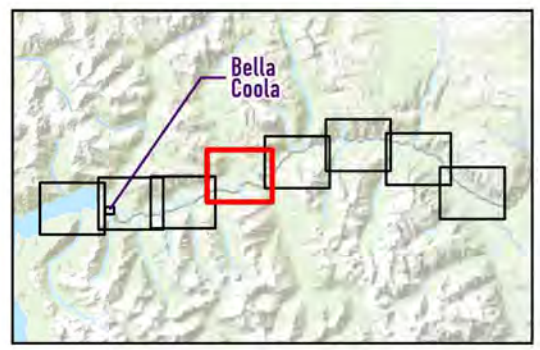
\\slurban-systems.com\projects\Projects_KAM\3383\0019\01\10-Design\GIS\Projects\Pro_Projects\3383_0019_01_RevC.aprx\Floodplain and Alluvial Fan Hazards

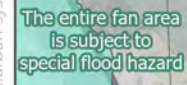


Bella Coola Valley OCP Update
Bylaw No. 565, 2026
Floodplain and Alluvial Fan Hazards
Hagensborg - Salloompt
Nusatsum West

- Legend
- Electoral Area
 - OCP Area
 - Alluvial Fan
 - Bella Coola River 1:200 year Floodplain including 0.3m freeboard
 - Shared Boundary

Flood inundation mapping has been prepared to represent Bella Coola River flooding only and does not include tributaries





 Bella Coola River 1:200 year
Floodplain including 0.3m
freeboard

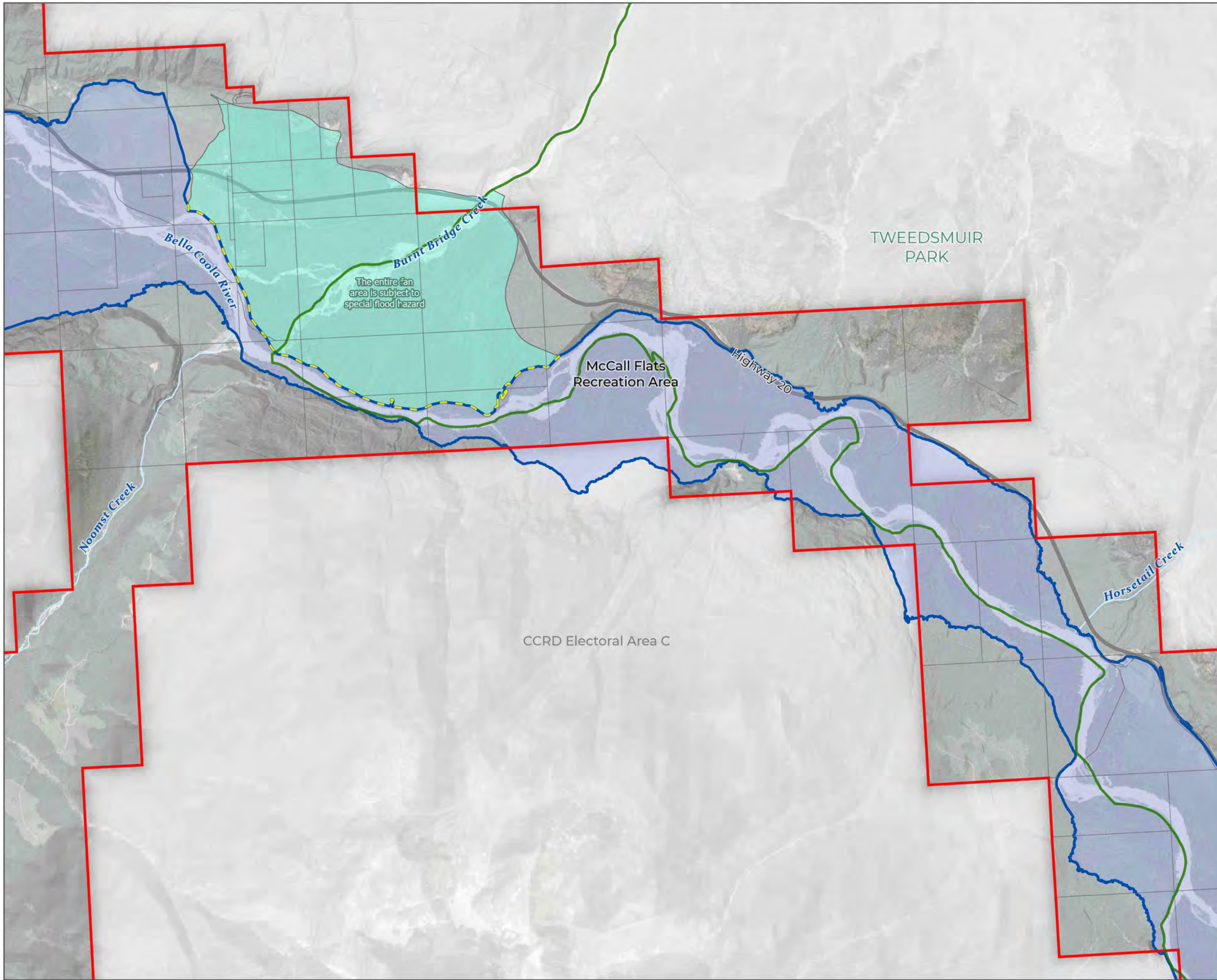
A map of the study area in British Columbia, Canada. The map shows a network of rivers and streams. A red rectangle highlights the study reach. A purple line points to the location of Bella Coola. The map is labeled with 'Bella Coola' and 'Study Reach'.





 Bella Coola River 1:200 year Floodplain including 0.3m freeboard



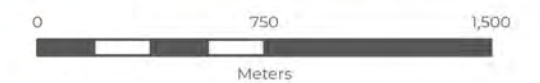
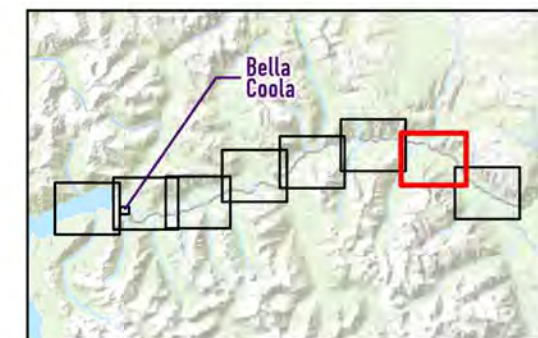


Bella Coola Valley OCP Update
Bylaw No. 565, 2026
Floodplain and Alluvial Fan Hazards
Firvale - Burnt Bridge

Legend

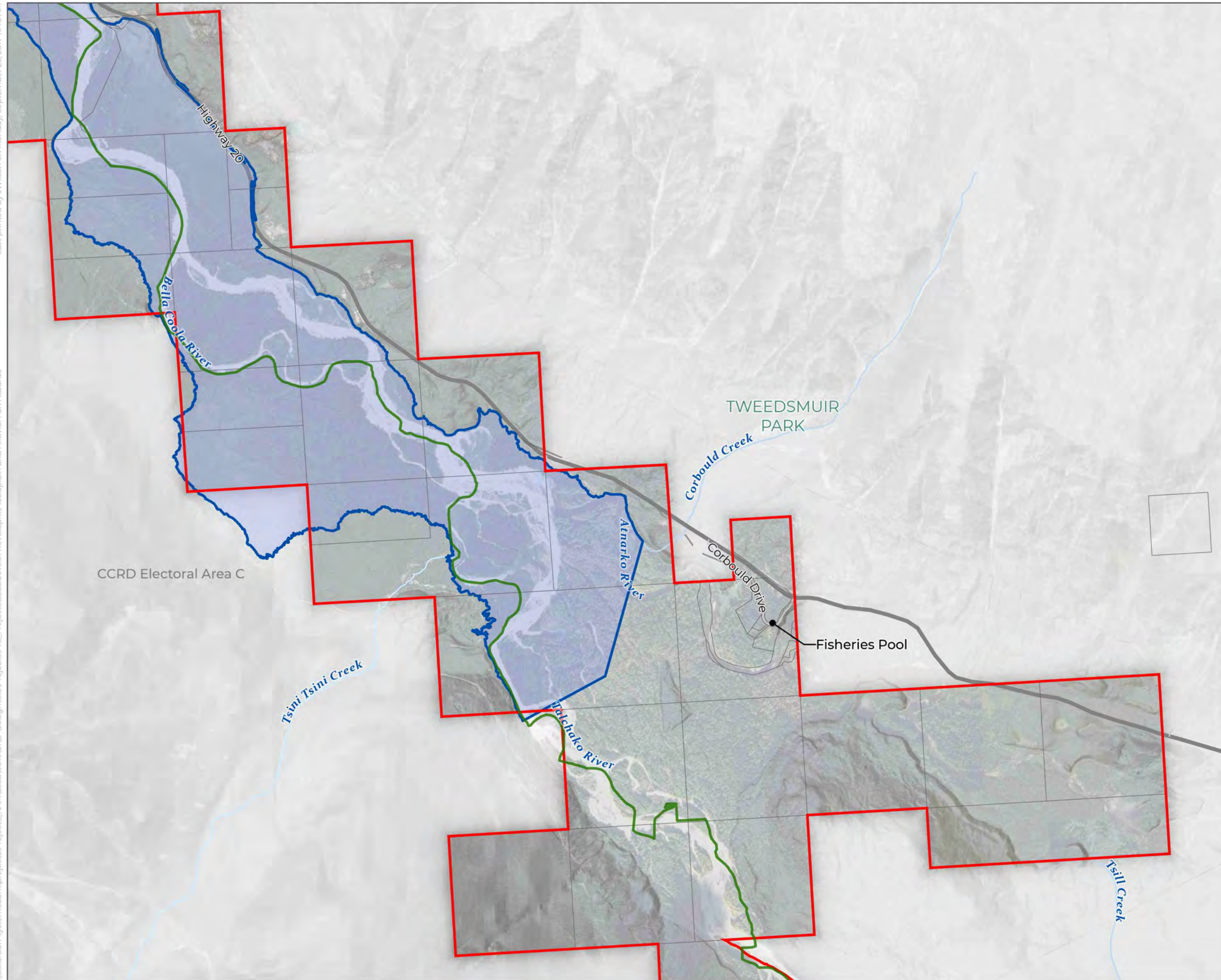
- Electoral Area
- OCP Area
- Alluvial Fan
- Bella Coola River 1:200 year Floodplain including 0.3m freeboard
- Shared Boundary
- Provincial Park

Flood inundation mapping
has been prepared to
represent Bella Coola River
flooding only and does not
include tributaries



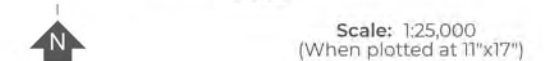
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SCHEDULE C-7



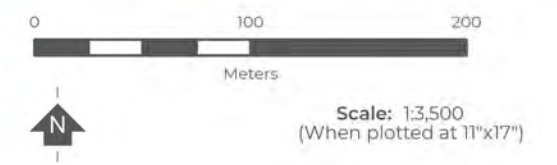
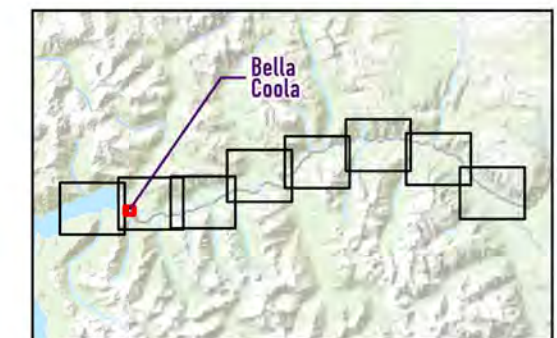
 Provincial Park

A topographic map of the Bella Coola area. A purple line points from the text 'Bella Coola' to a small white box on a transect line. The transect line consists of several black-outlined rectangular boxes connected by a line. The last box on the right is highlighted with a red border.

**SCHEDULE C-8**



Flood inundation mapping has been prepared to represent Bella Coola River flooding only and does not include tributaries

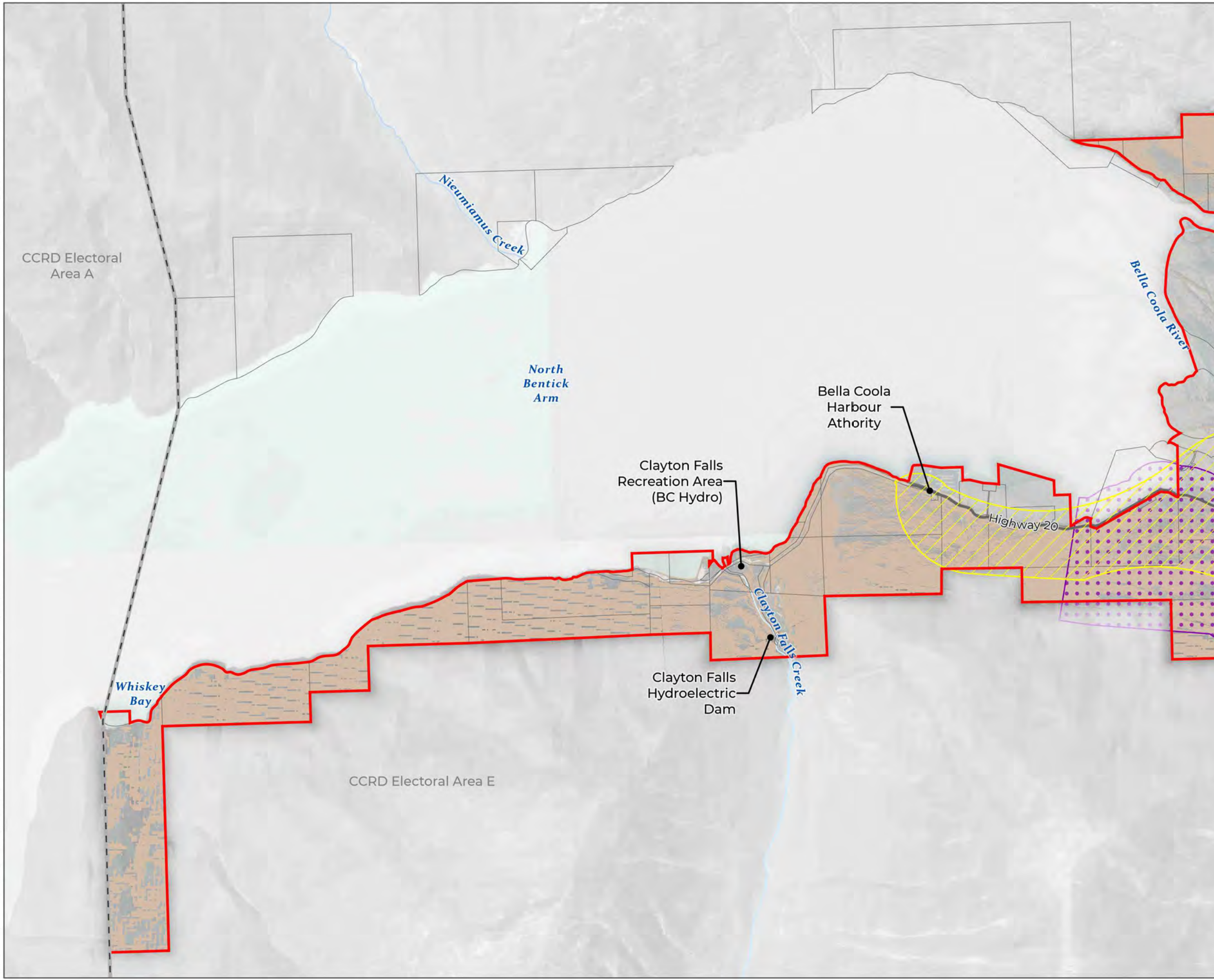


SCHEDULE D

Geohazards and Wildfire Hazards

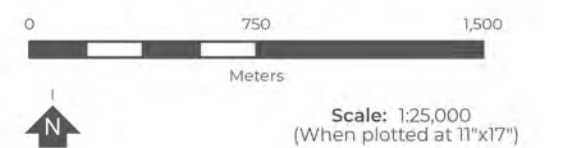
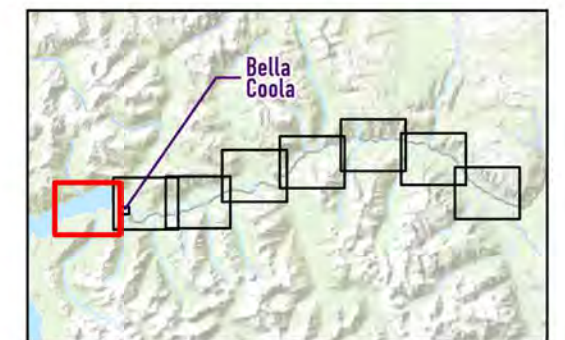
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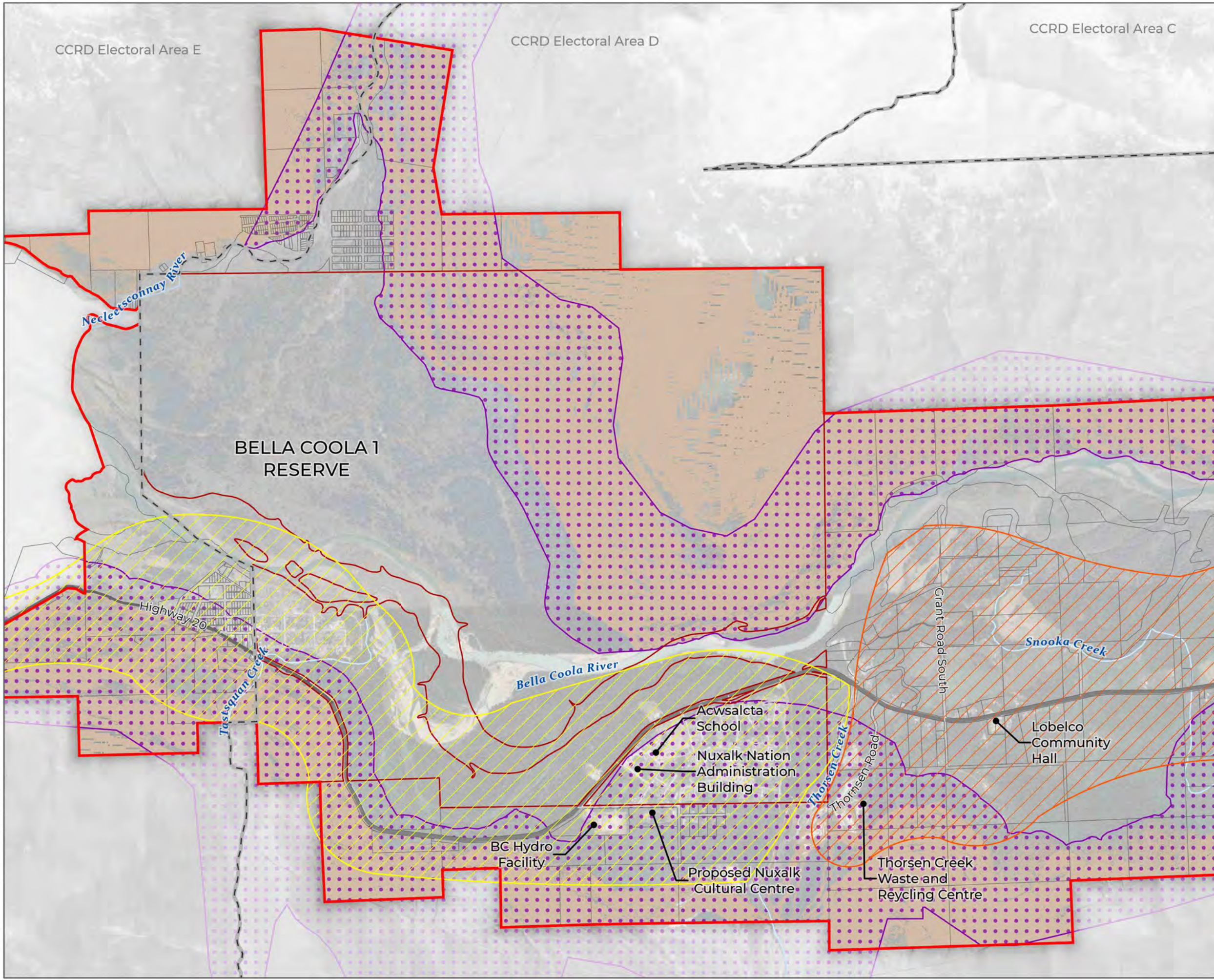
Bella Coola Valley OCP Update Bylaw No. 565, 2026 Geohazard and Wildfire Hazard North Bentinck

- Legend
- Electoral Area
 - OCF Area
 - Steep Slopes (>30%)
 - Areas Requiring Landslide Assessment
 - Wildfire Risk
 - Extreme
 - High
 - Moderate



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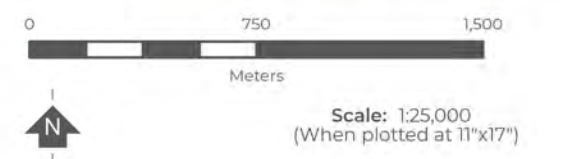
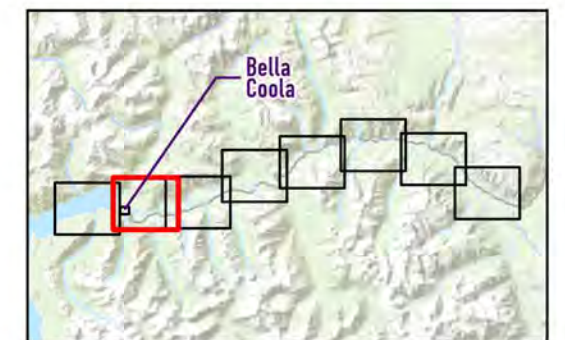
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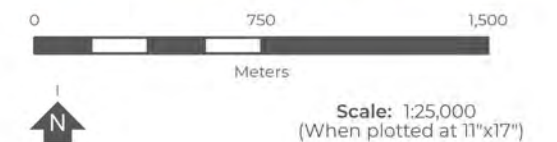


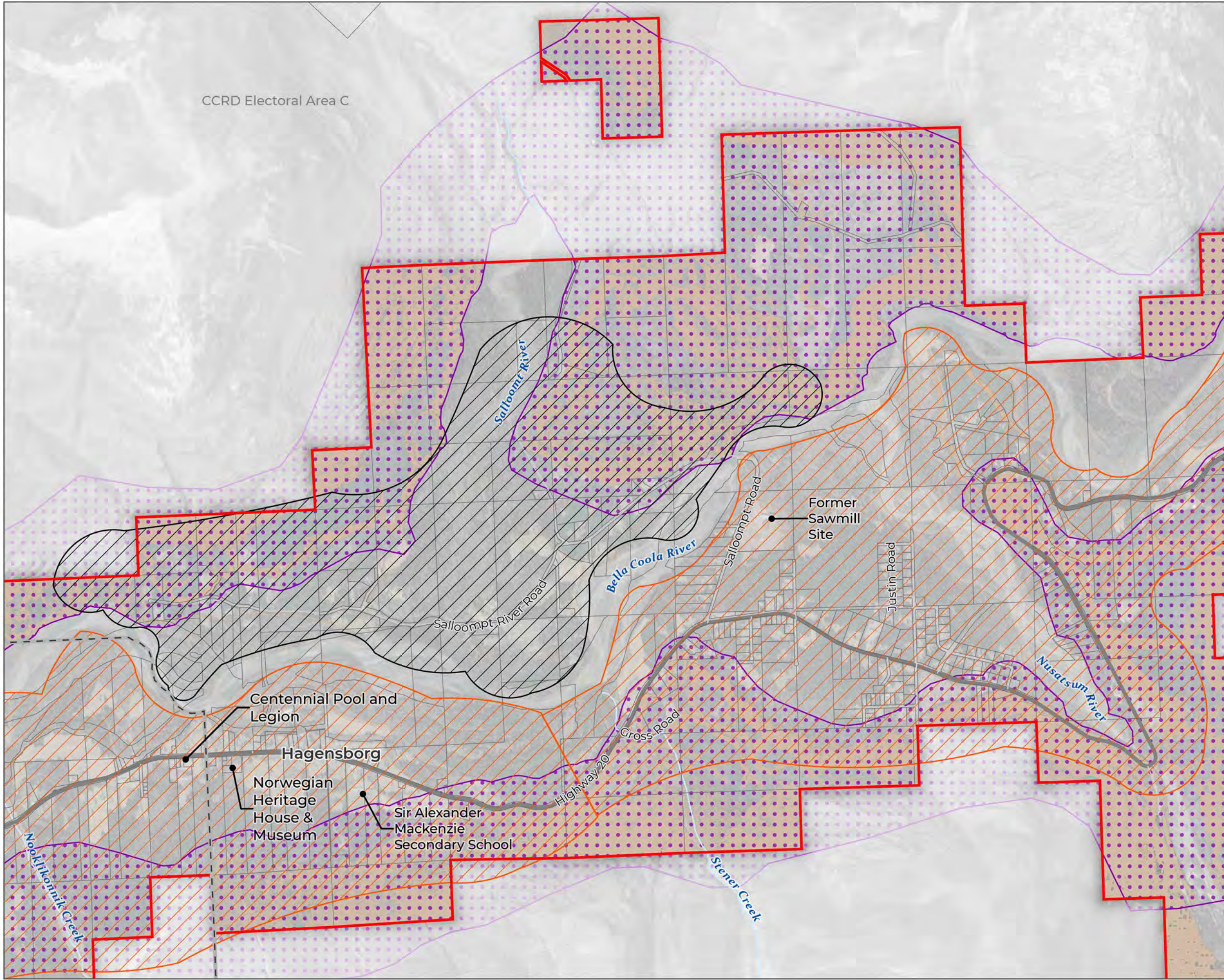
Bella Coola Valley OCP Update
Bylaw No. 565, 2026
Geohazard and Wildfire Hazard
Bella Coola Townsite -
Necleetsconnay

Legend

- Electoral Area
- OCF Area
- Nuxalk Nation Reserve Boundary
- Steep Slopes (>30%)
- Areas Requiring Landslide Assessment
- Wildfire Risk
 - Extreme
 - High
 - Moderate



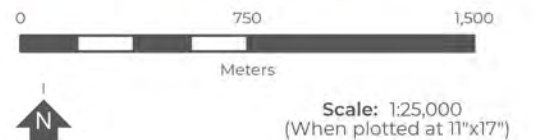
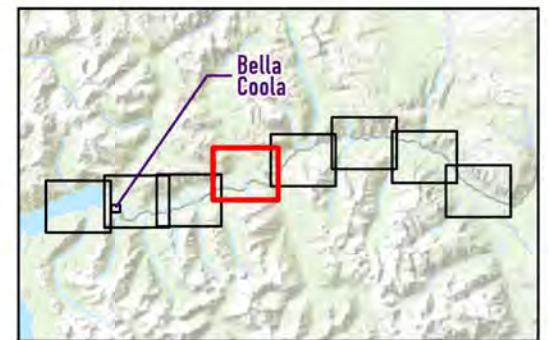




Bella Coola Valley OCP Update
Bylaw No. 565, 2026
Geohazard and Wildfire Hazard
Hagensborg - Salloompt
Nusatsum West

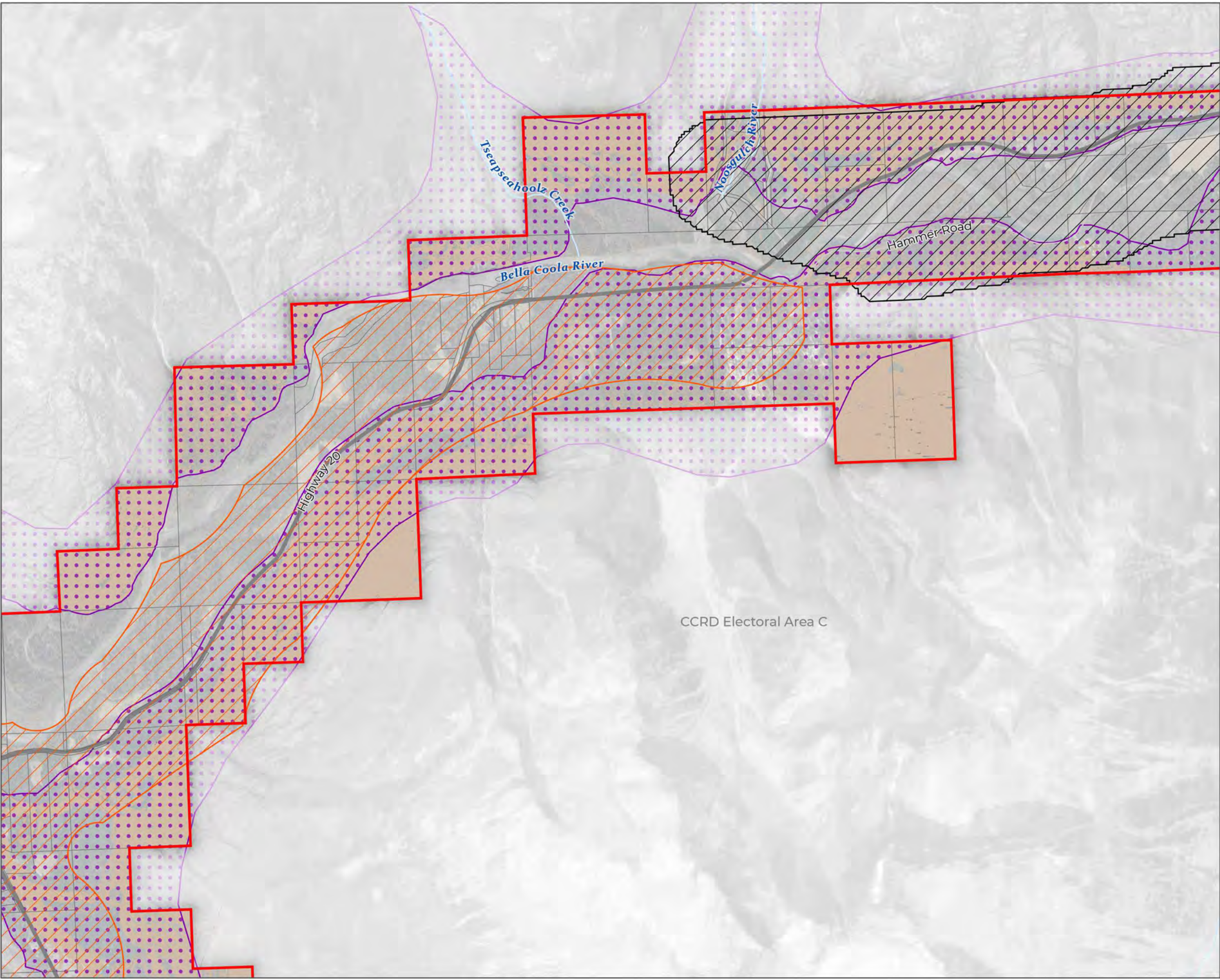
Legend

-  Electoral Area
-  OCP Area
-  Steep Slopes (>30%)
-  Areas Requiring Landslide Assessment
-  Extreme
-  High
-  Moderate



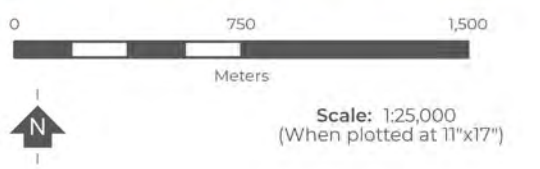
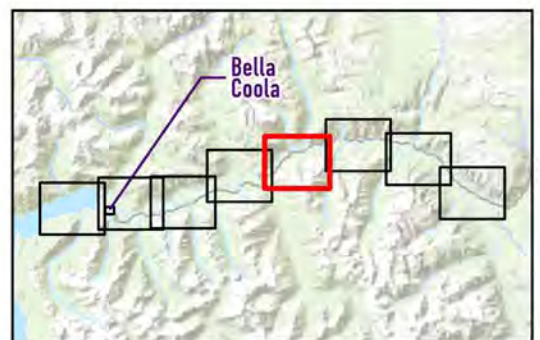
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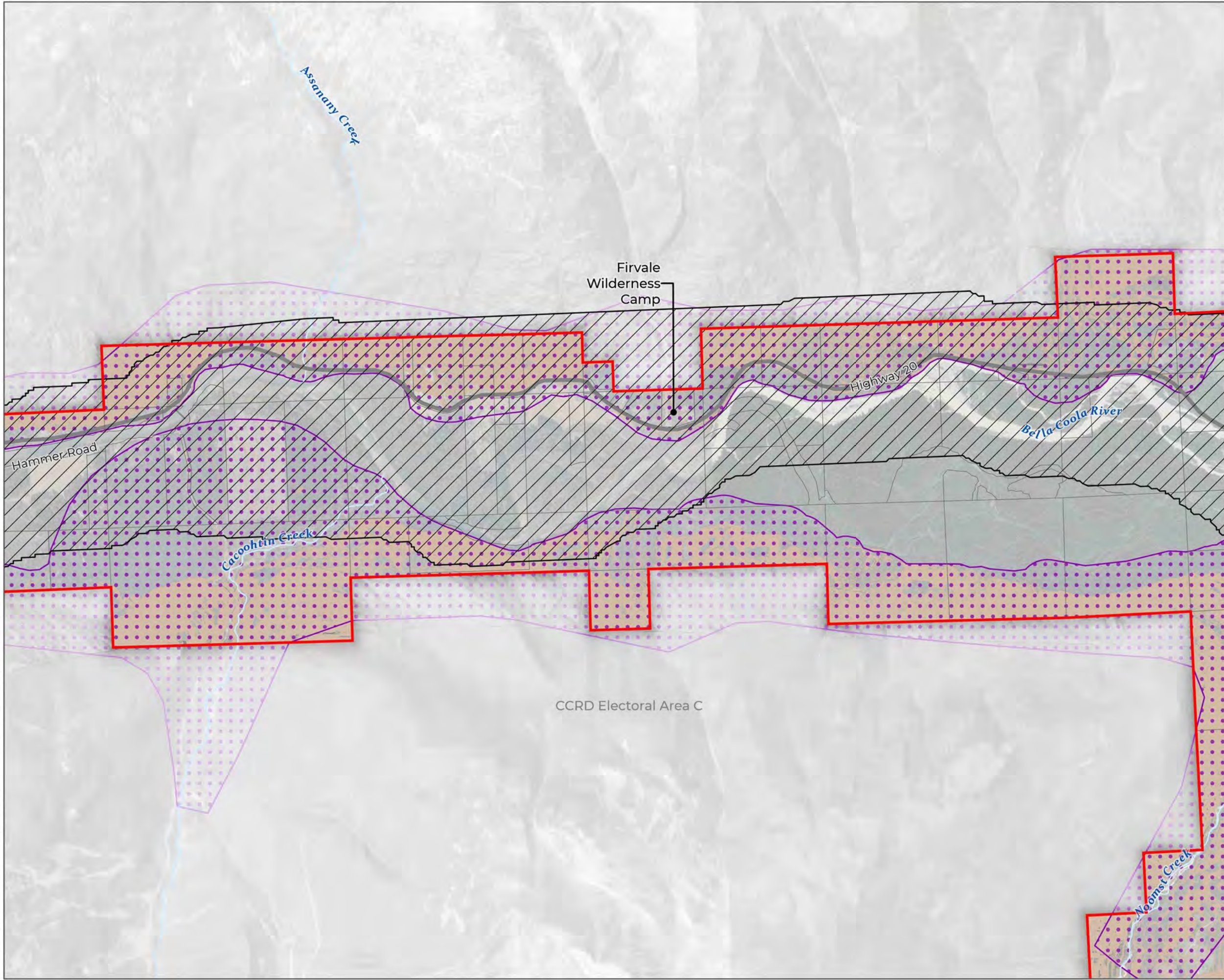
Bella Coola Valley OCP Update
Bylaw No. 565, 2026
Geohazard and Wildfire Hazard
Nusatsum East

- Legend
- Electoral Area
 - OCP Area
 - Steep Slopes (>30%)
 - Areas Requiring Landslide Assessment
 - Wildfire Risk
 - Extreme
 - High
 - Moderate



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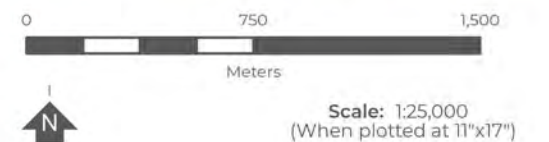
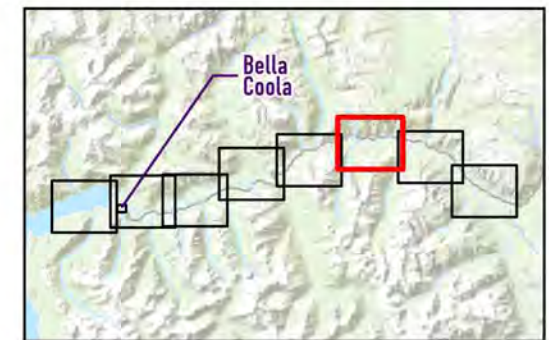
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Bella Coola Valley OCP Update
Bylaw No. 565, 2026
Geohazard and Wildfire Hazard
Noosgulch

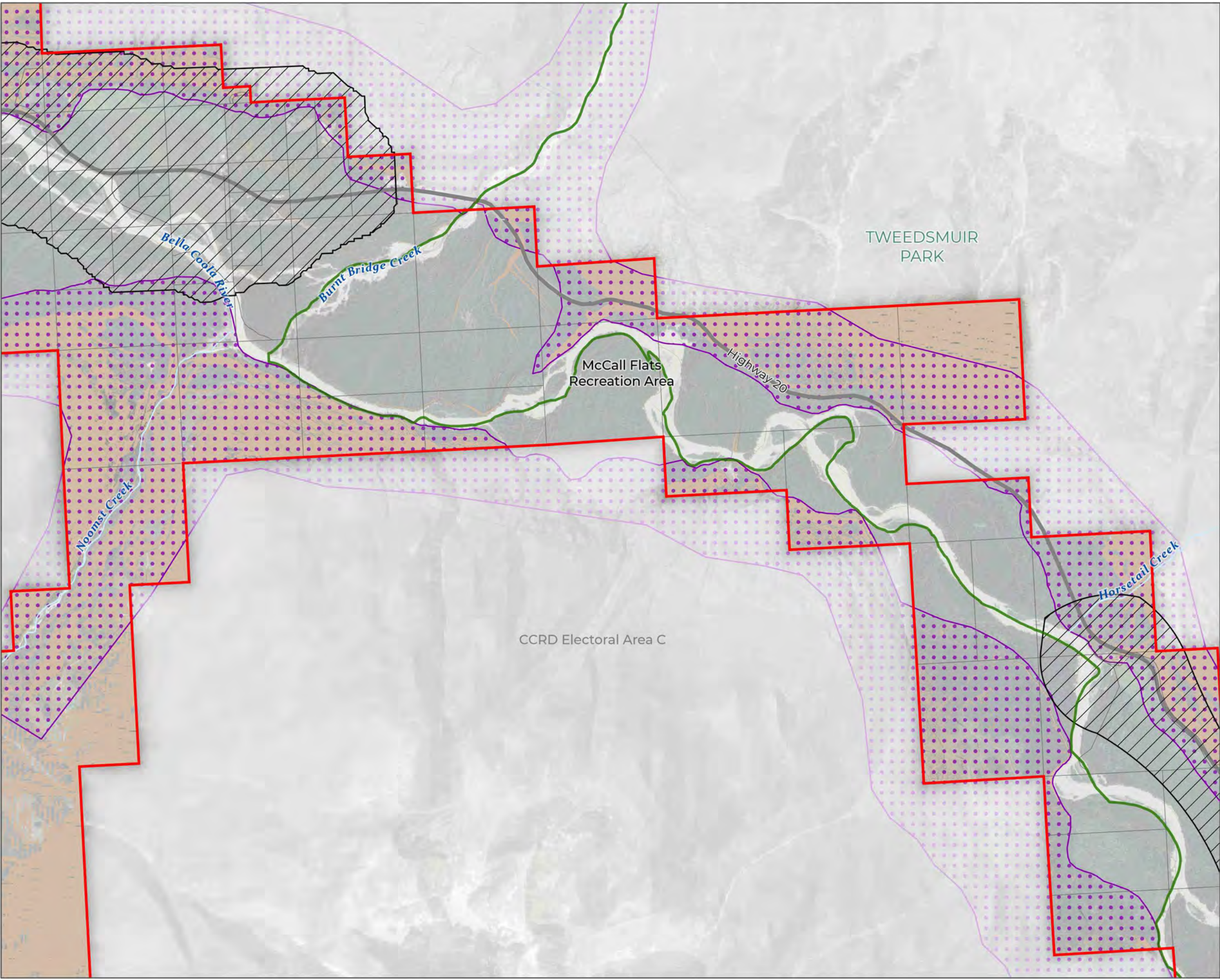
Legend

-  Electoral Area
-  OCP Area
-  Steep Slopes (>30%)
-  Areas Requiring
Landslide
Assessment
- Wildfire Risk**
 -  Extreme
 -  High
 -  Moderate



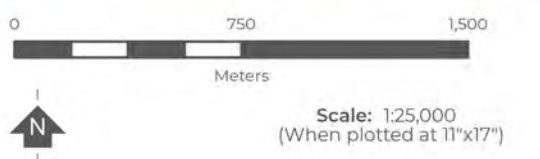
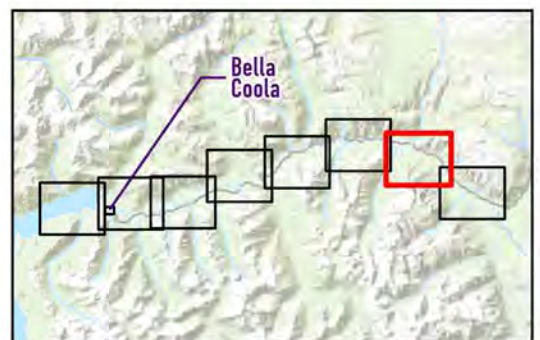
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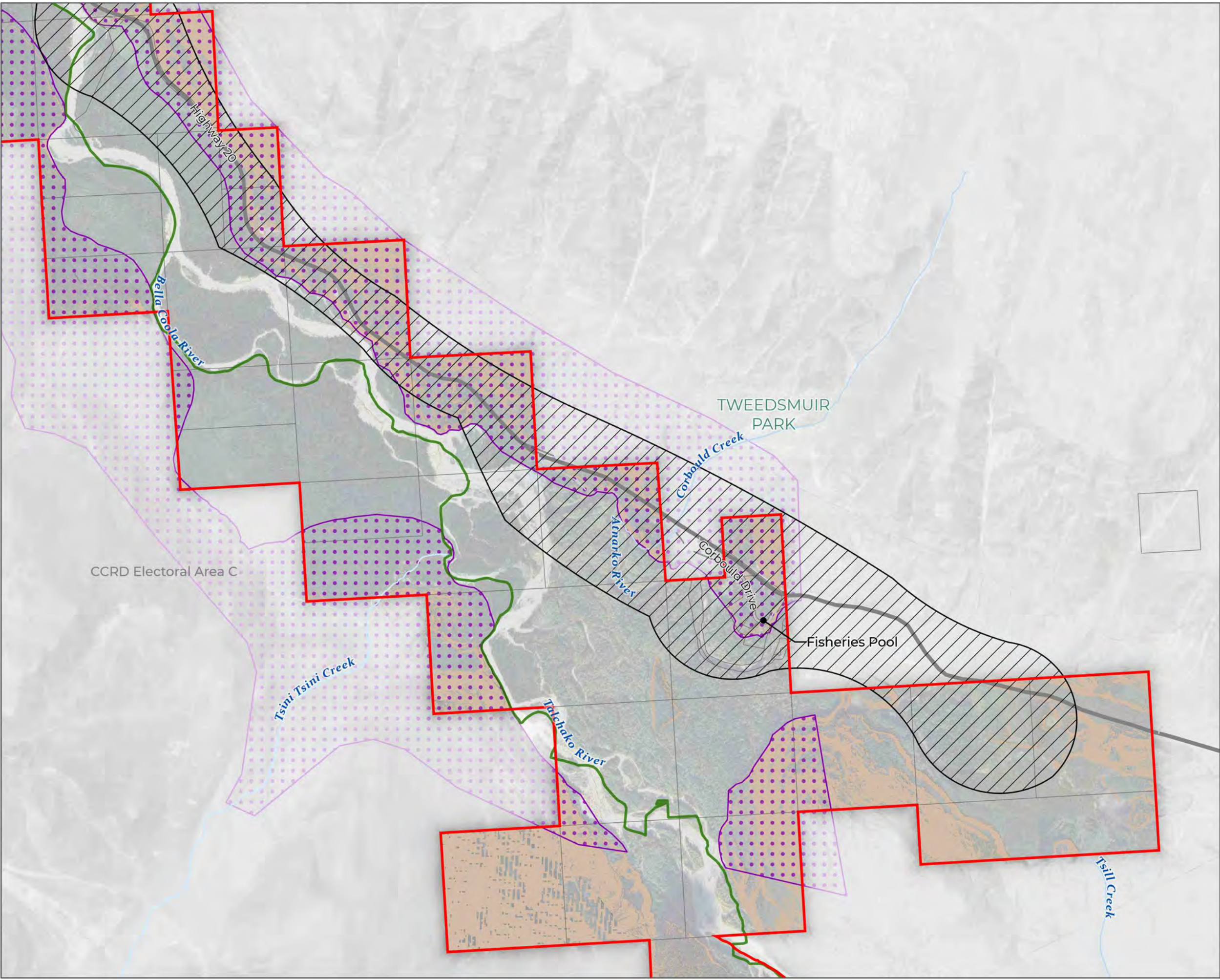
Bella Coola Valley OCP Update
Bylaw No. 565, 2026
Geohazard and Wildfire Hazard
Firvale - Burnt Bridge

- Legend
- Electoral Area
 - OCP Area
 - Steep Slopes (>30%)
 - Areas Requiring Landslide Assessment
 - Provincial Park
 - Wildfire Risk
 - Extreme
 - High
 - Moderate



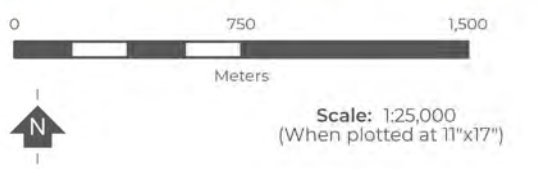
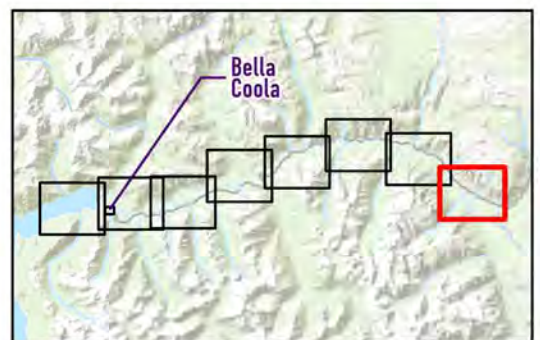
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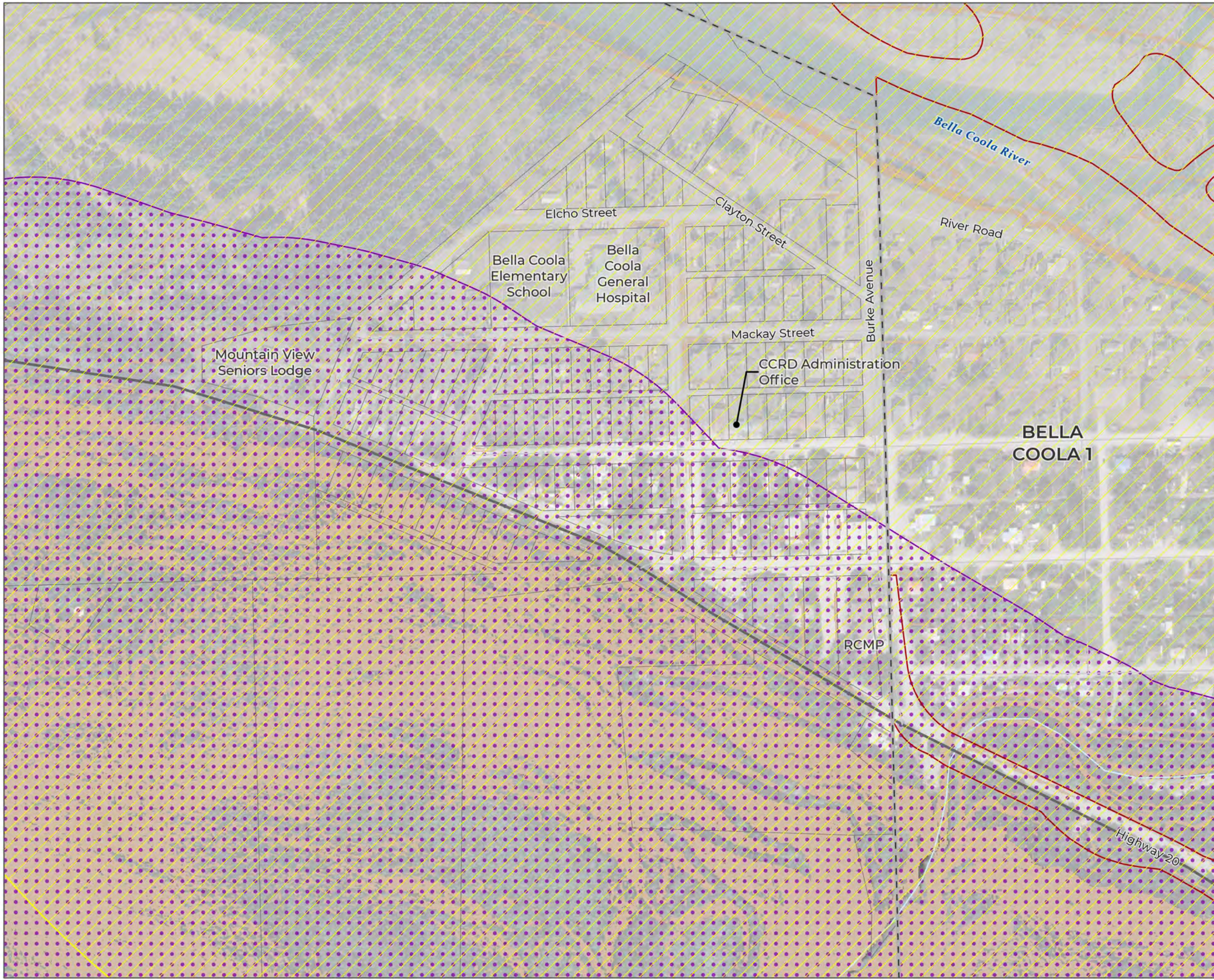
Bella Coola Valley OCP Update
Bylaw No. 565, 2026
Geohazard and Wildfire Hazard
Stuie

- Legend
- Electoral Area
 - OCP Area
 - Steep Slopes (>30%)
 - Areas Requiring Landslide Assessment
 - Provincial Park
 - Wildfire Risk
 - Extreme
 - High
 - Moderate



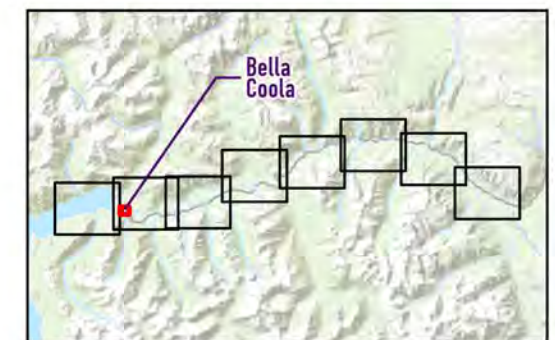
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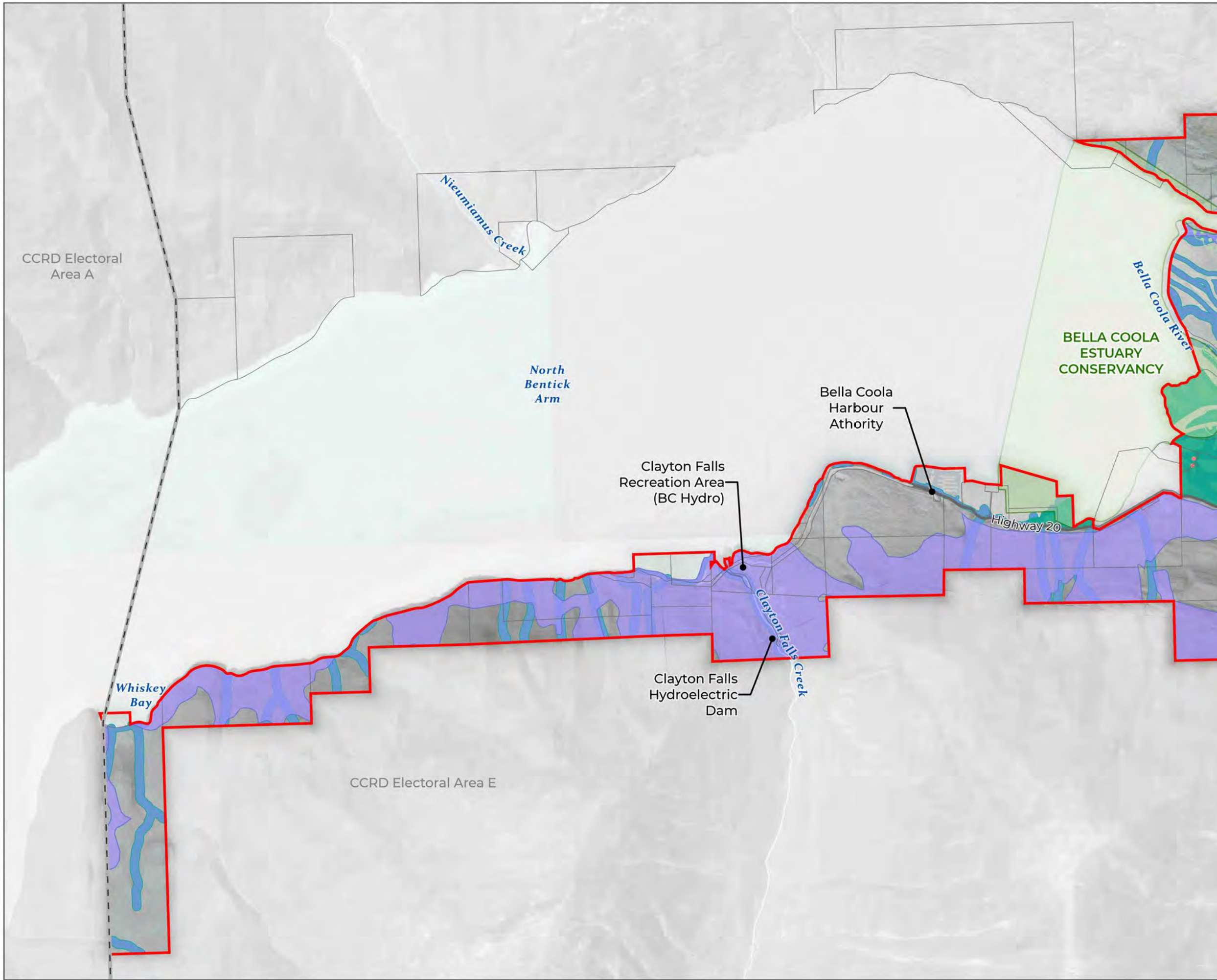
Bella Coola Valley OCP Update
Bylaw No. 565, 2026
Geohazard and Wildfire Hazard
Bella Coola Townsite

- Legend
- Electoral Area
 - OCP Area
 - Nuxalk Nation Reserve Boundary
 - Steep Slopes (>30%)
 - Areas Requiring Landslide Assessment
 - Wildfire Risk
 - Extreme
 - High
 - Moderate



SCHEDULE E

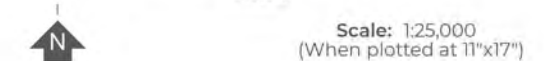
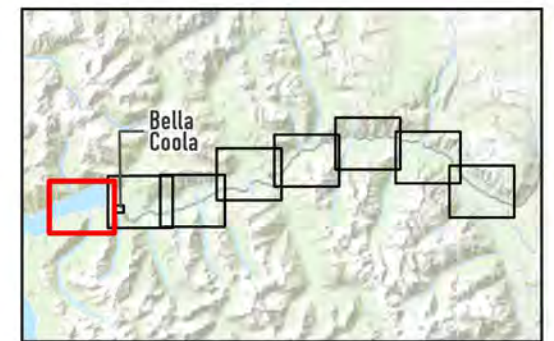
Environmentally Sensitive Areas



**Bella Coola Valley OCP Update
Bylaw No. 565, 2026
Environmentally Sensitive Area
North Bentinck**

Legend

- Electoral Area
- OCP Area
- Riparian Areas
- Conservancy Area
- Species and Ecosystems at Risk
Documented Occurrences
(BC Conservation Data Centre)
 - four-leaved mare's-tail
 - Chamisso's montia
 - western hemlock - black
cottonwood / salmonberry
- Mapped Critical Habitat
(federal Species at Risk Act)
 - Marbled Murrelet



SCHEDULE E-1

CCRD Electoral Area C

Bella Coola Townsite -
Necleetsconnay

 Electoral Area

 OCP Area

 Nuxalk Nation Reserve Boundary

 Riparian Areas

 Conservancy Area

Species and Ecosystems at Risk
Documented Occurrences

(BC Conservation Data Centre)

 four-leaved mare's-tail

Chamisso's montia
western hemlock - Douglas-fir /

 electrified cat's-tail moss Dry
Submaritime 2

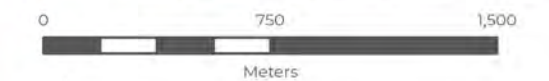
 western hemlock - black
cottonwood / salmonberry

Mapped Critical Habitat

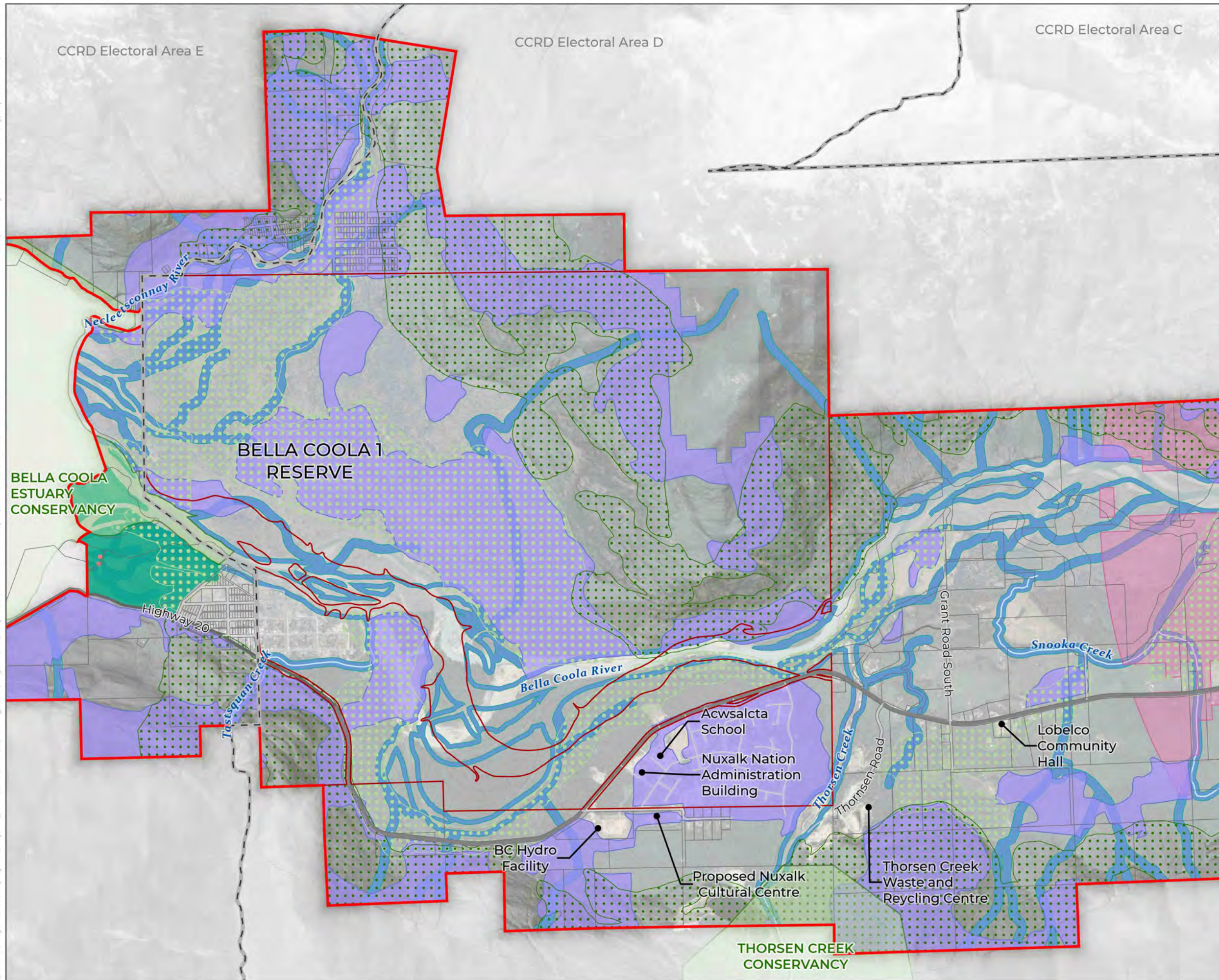
(federal Species at Risk Act)

 Marbled Murrelet

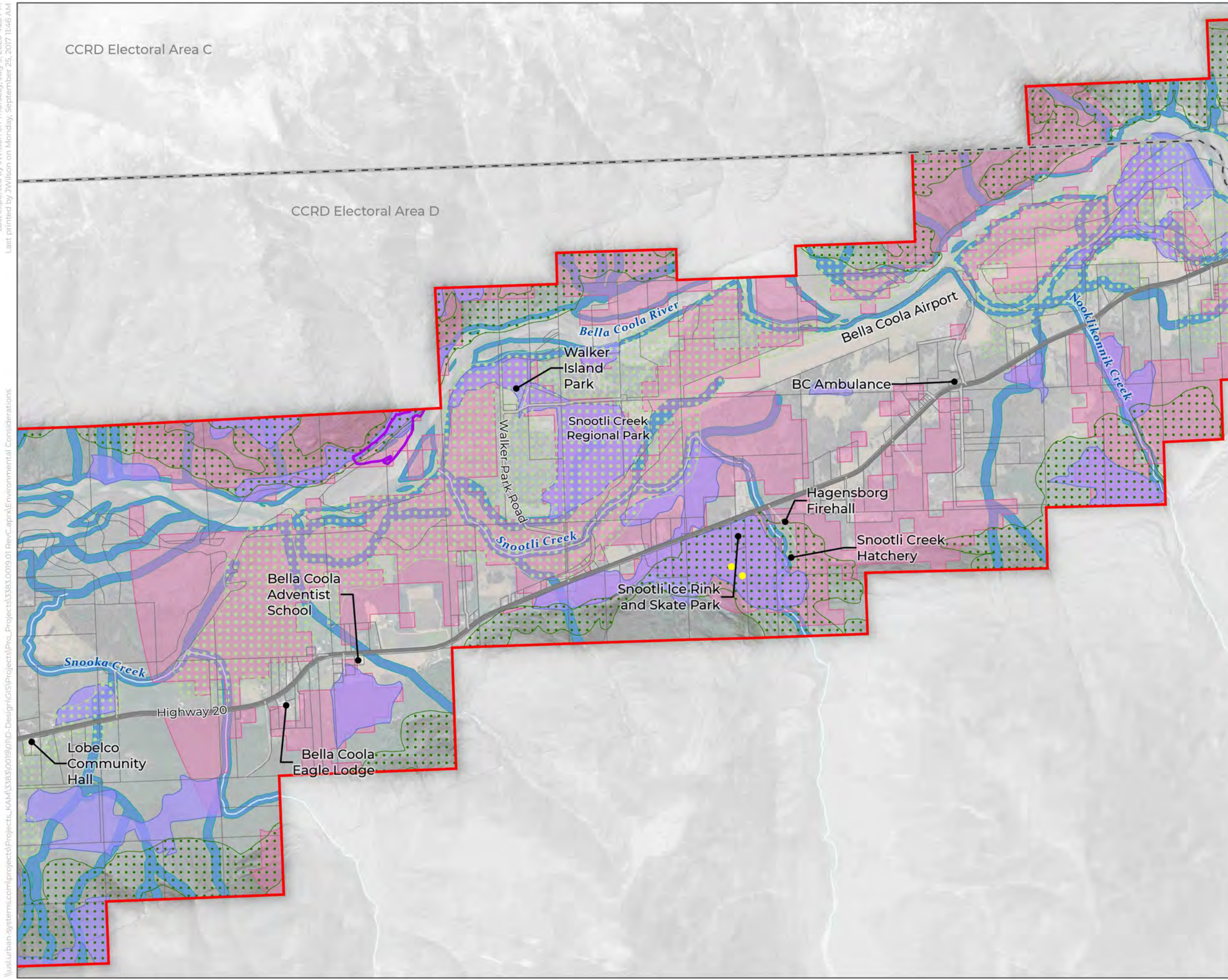
 Northern Goshawk *laingi* subspecies



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(When plotted at 11"x17")

SCHEDULE E-2

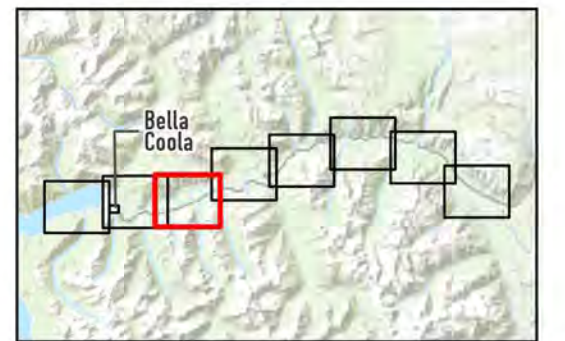
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Bella Coola Valley OCP Update
Bylaw No. 565, 2026
Environmentally Sensitive Area
Snooka - Nooklikonnik

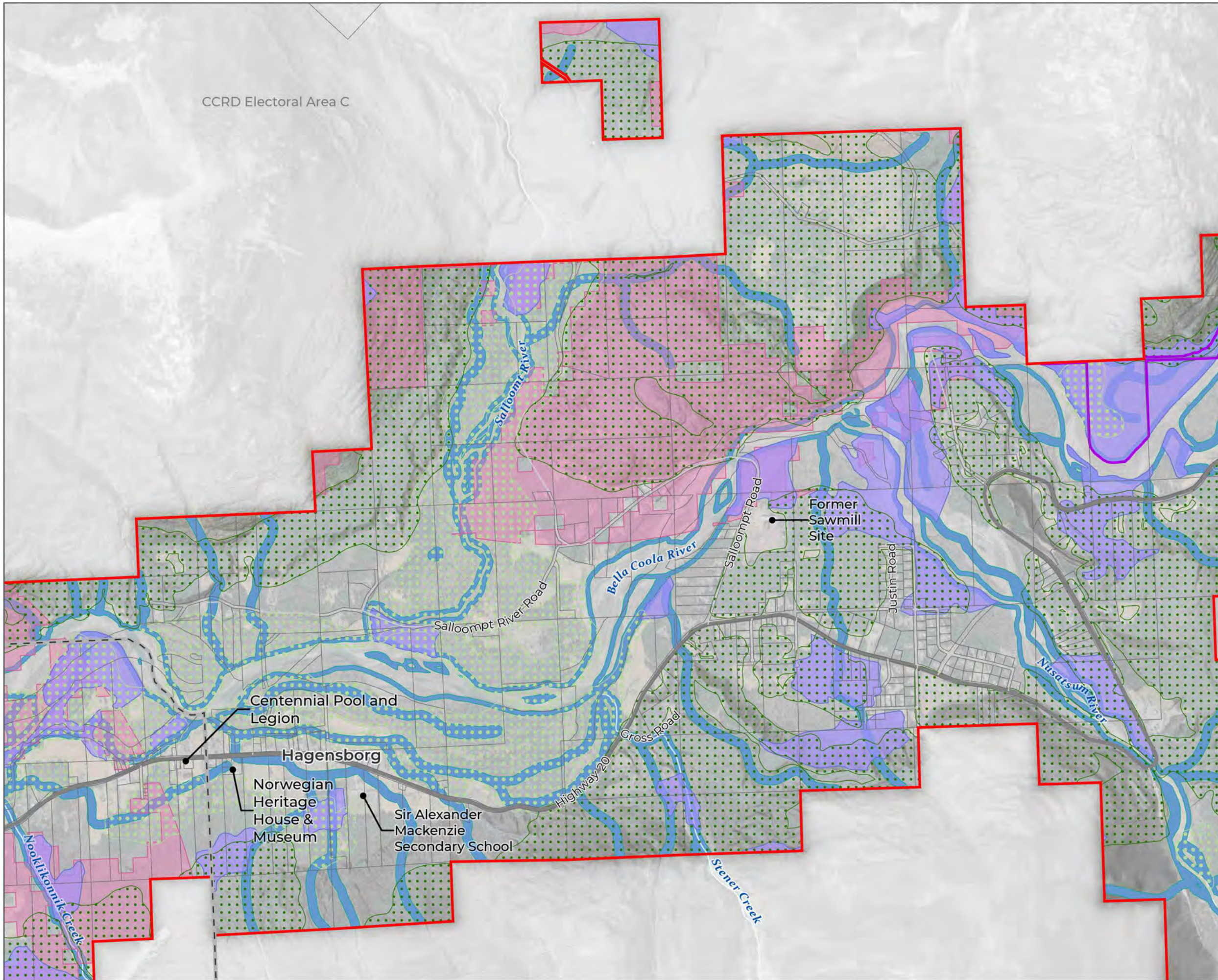
Legend

- Electoral Area
- OCP Area
- Riparian Areas
- Wildlife Habitat Area
- Species and Ecosystems at Risk**
Documented Occurrences
(BC Conservation Data Centre)
- Northern Goshawk, laingi subspecies
- western hemlock - Douglas-fir / electrified cat's-tail moss Dry Submaritime 2
- western hemlock - black cottonwood / salmonberry
- Mapped Critical Habitat**
(federal Species at Risk Act)
- Marbled Murrelet
- Northern Goshawk laingi subspecies



SCHEDULE E-3

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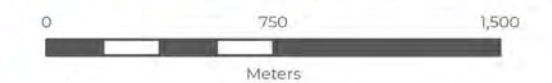
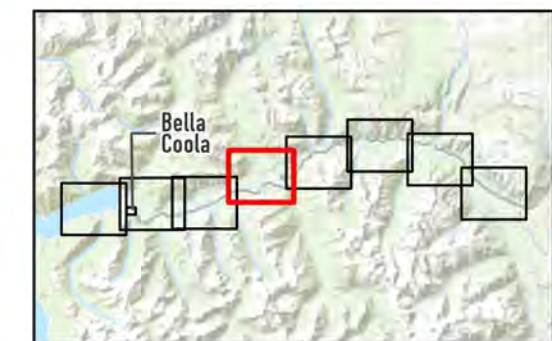


Bella Coola Valley OCP Update
Bylaw No. 565, 2026
Environmentally Sensitive Area

Hagensborg - Salloompt
Nusatsum West

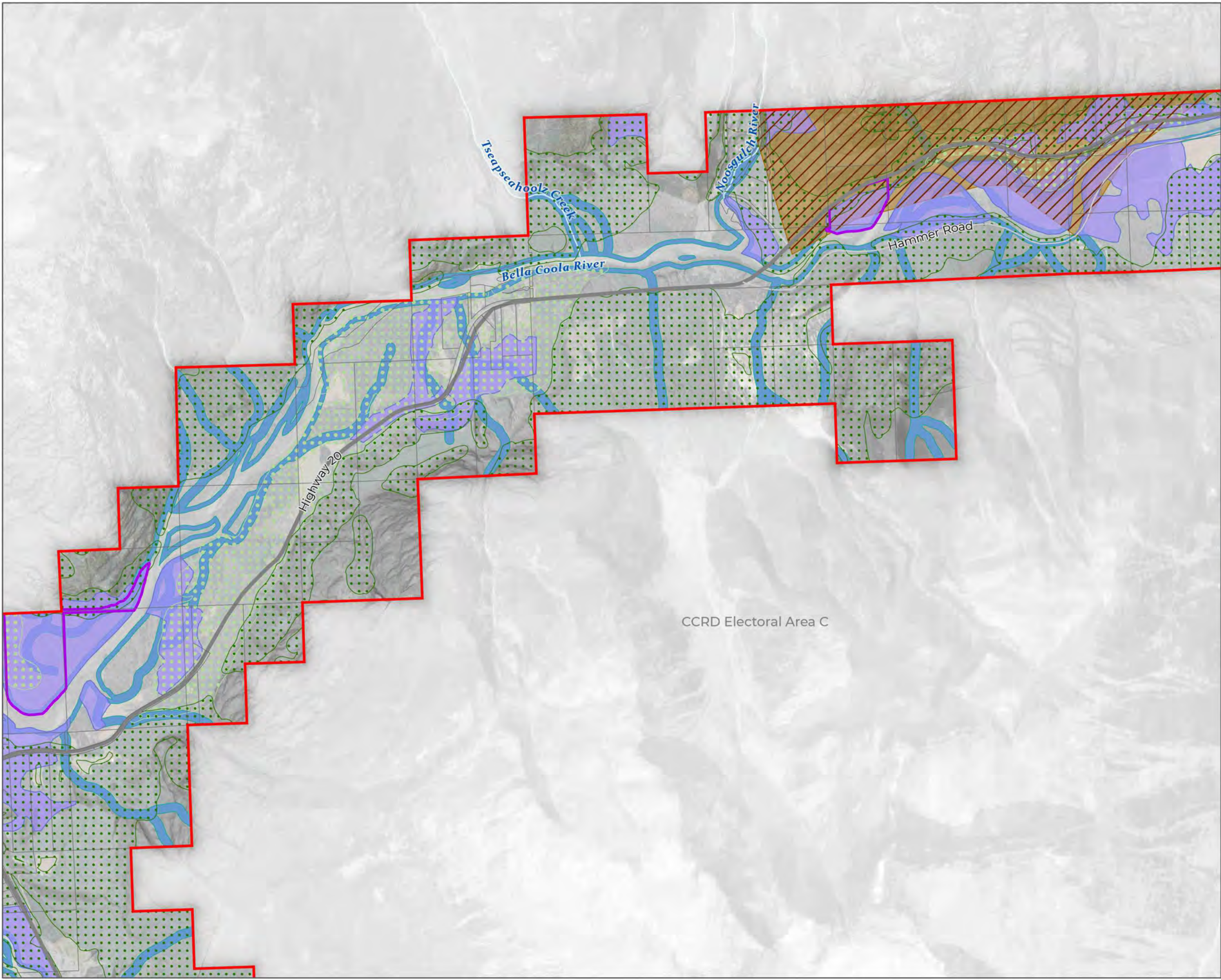
Legend

- Electoral Area
- OCP Area
- Riparian Areas
- Wildlife Habitat Area
- Species and Ecosystems at Risk
Documented Occurrences
(BC Conservation Data Centre)
 - western hemlock - Douglas-fir /
electrified cat's-tail moss Dry
Submaritime 2
 - western hemlock - black
cottonwood / salmonberry
- Mapped Critical Habitat
(federal Species at Risk Act)
 - Marbled Murrelet
 - Northern Goshawk laingi
subspecies



Scale: 1:25,000
(When plotted at 11"x17")

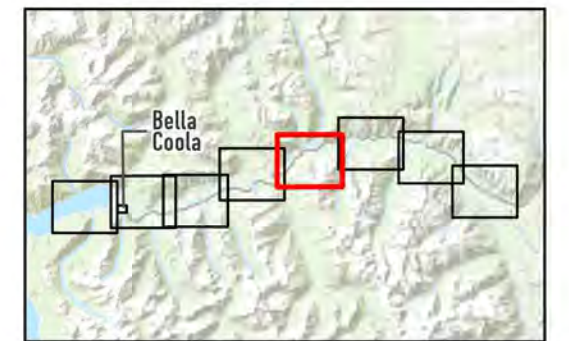
SCHEDULE E-4



Bella Coola Valley OCP Update
Bylaw No. 565, 2026
Environmentally Sensitive Area
Nusatsum East

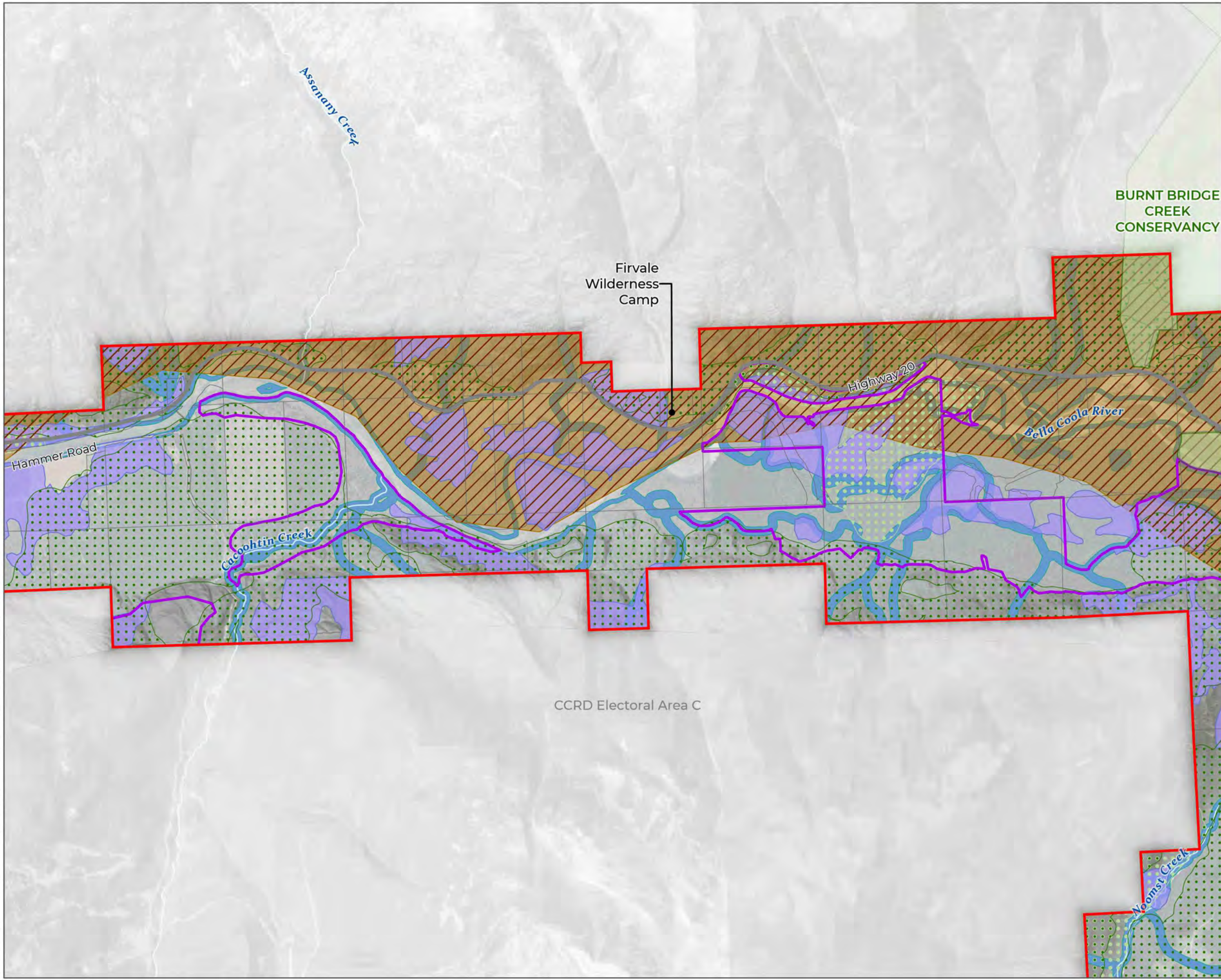
Legend

- Electoral Area
- OCP Area
- Riparian Areas
- Wildlife Habitat Area
- Species and Ecosystems at Risk
Documented Occurrences
(BC Conservation Data Centre)
- Woodland Caribou (Southern Population - Northern Group)
- western hemlock - Douglas-fir / electrified cat's-tail moss Dry Submaritime 2
- western hemlock - black cottonwood / salmonberry
- Mapped Critical Habitat
(federal Species at Risk Act)
- Marbled Murrelet
- Woodland Caribou (Southern Mountain population)



Scale: 1:25,000
(When plotted at 11"x17")

SCHEDULE E-5



Central Coast
REGIONAL DISTRICT

Bella Coola Valley OCP Update
Bylaw No. 565, 2026
Environmentally Sensitive Area
Noosgulch

Legend

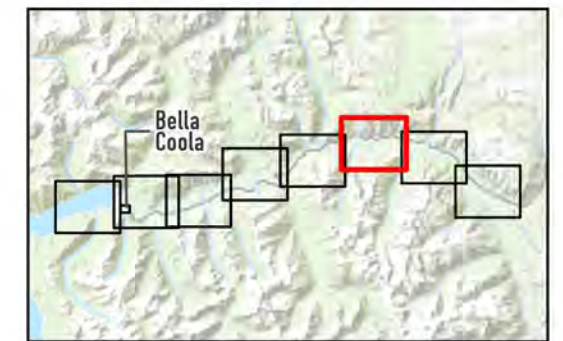
- Electoral Area
- OCP Area
- Riparian Areas
- Conservancy Area
- Wildlife Habitat Area

Species and Ecosystems at Risk
Documented Occurrences
(BC Conservation Data Centre)

- Woodland Caribou (Southern Population - Northern Group)
- western hemlock - Douglas-fir / electrified cat's-tail moss Dry Submaritime 2
- western hemlock - black cottonwood / salmonberry

Mapped Critical Habitat
(federal Species at Risk Act)

- Marbled Murrelet
- Woodland Caribou (Southern Mountain population)

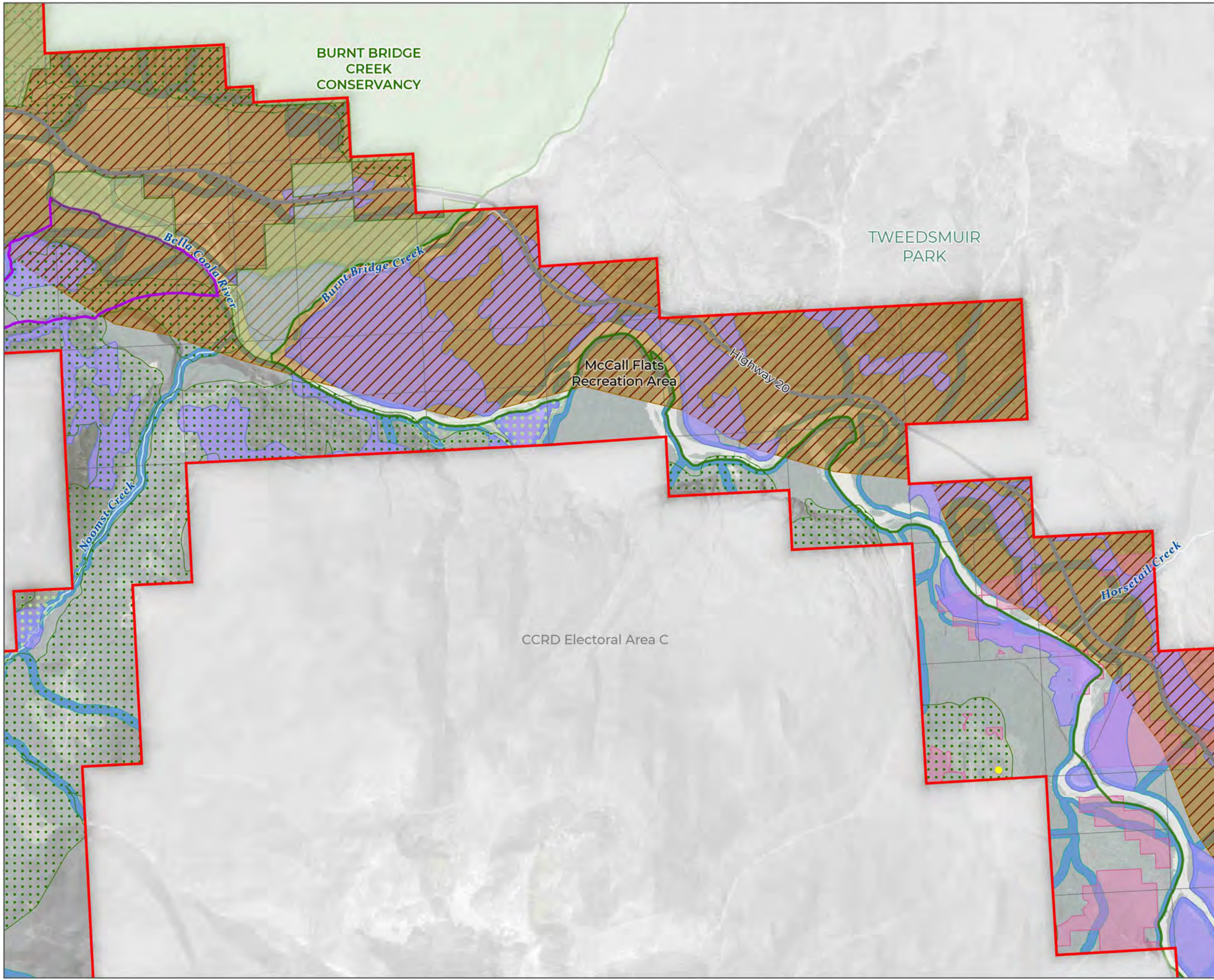


0 750 1,500
Meters



Scale: 1:25,000
(When plotted at 11"x17")

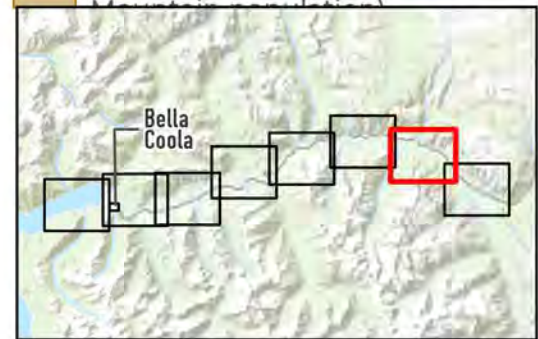
SCHEDULE E-6



Bella Coola Valley OCP Update
Bylaw No. 565, 2026
Environmentally Sensitive Area
Firvale - Burnt Bridge

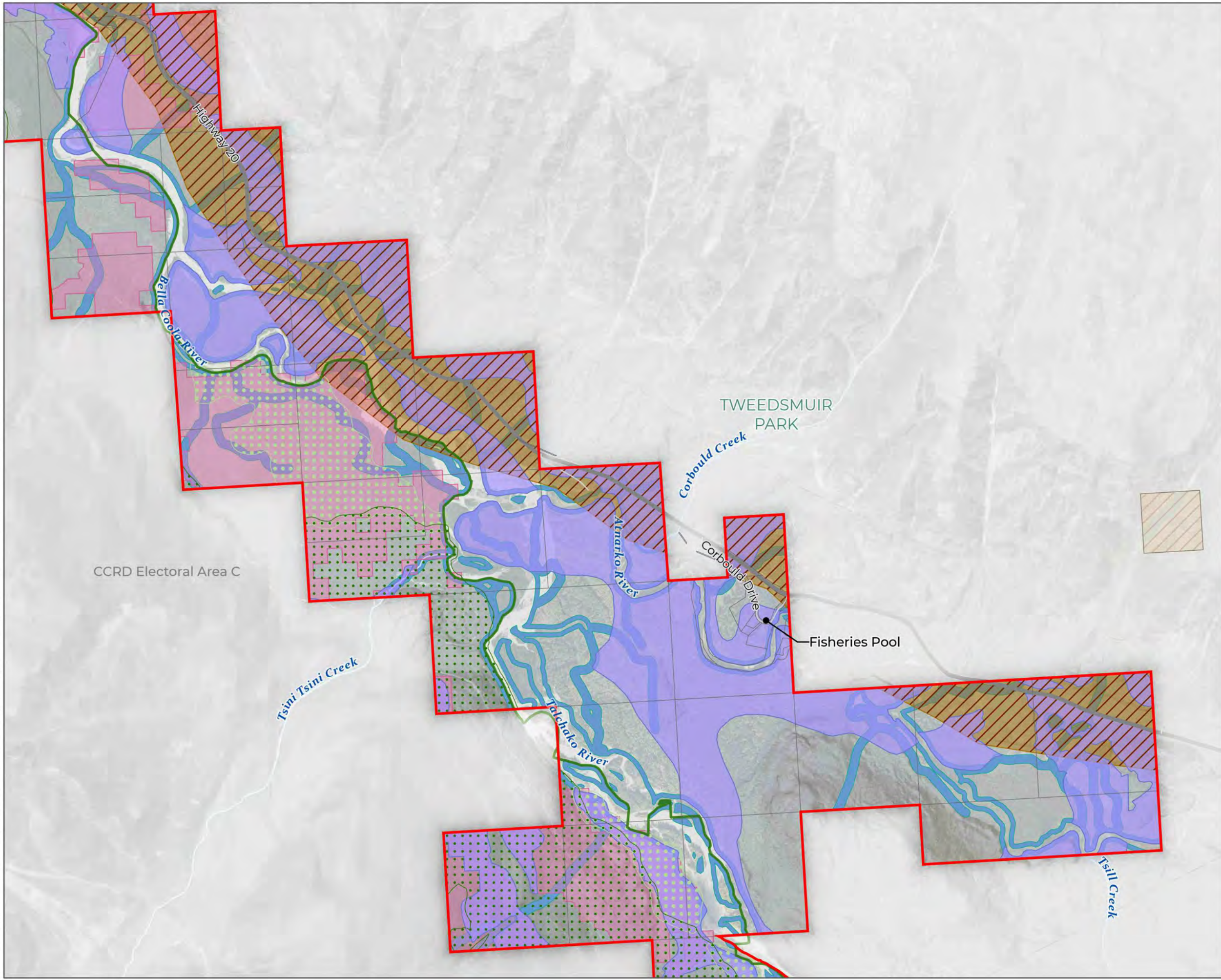
Legend

- Electoral Area
- OCP Area
- Riparian Areas
- Provincial Park
- Conservancy Area
- Wildlife Habitat Area
- Species and Ecosystems at Risk
Documented Occurrences
(BC Conservation Data Centre)
 - Woodland Caribou (Southern Population - Northern Group)
 - Northern Goshawk, laingi subspecies
 - western hemlock - Douglas-fir / electrified cat's-tail moss Dry Submaritime 2
 - western hemlock - black cottonwood / salmonberry
- Mapped Critical Habitat
(federal Species at Risk Act)
 - Marbled Murrelet
 - Northern Goshawk laingi subspecies
 - Woodland Caribou (Southern Population - Northern Group)



Scale: 1:25,000
(When plotted at 11"x17")

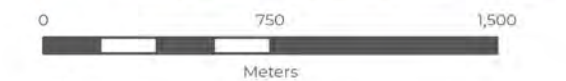
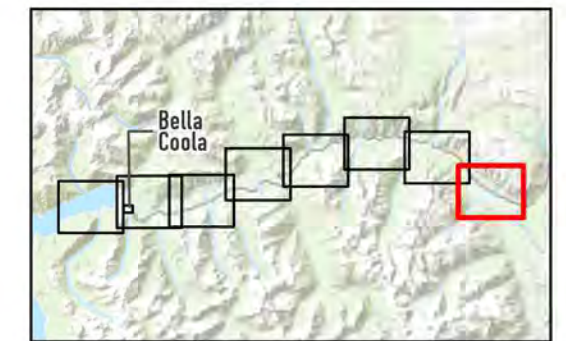
SCHEDULE E-7



Bella Coola Valley OCP Update
Bylaw No. 565, 2026
Environmentally Sensitive Area
Stuie

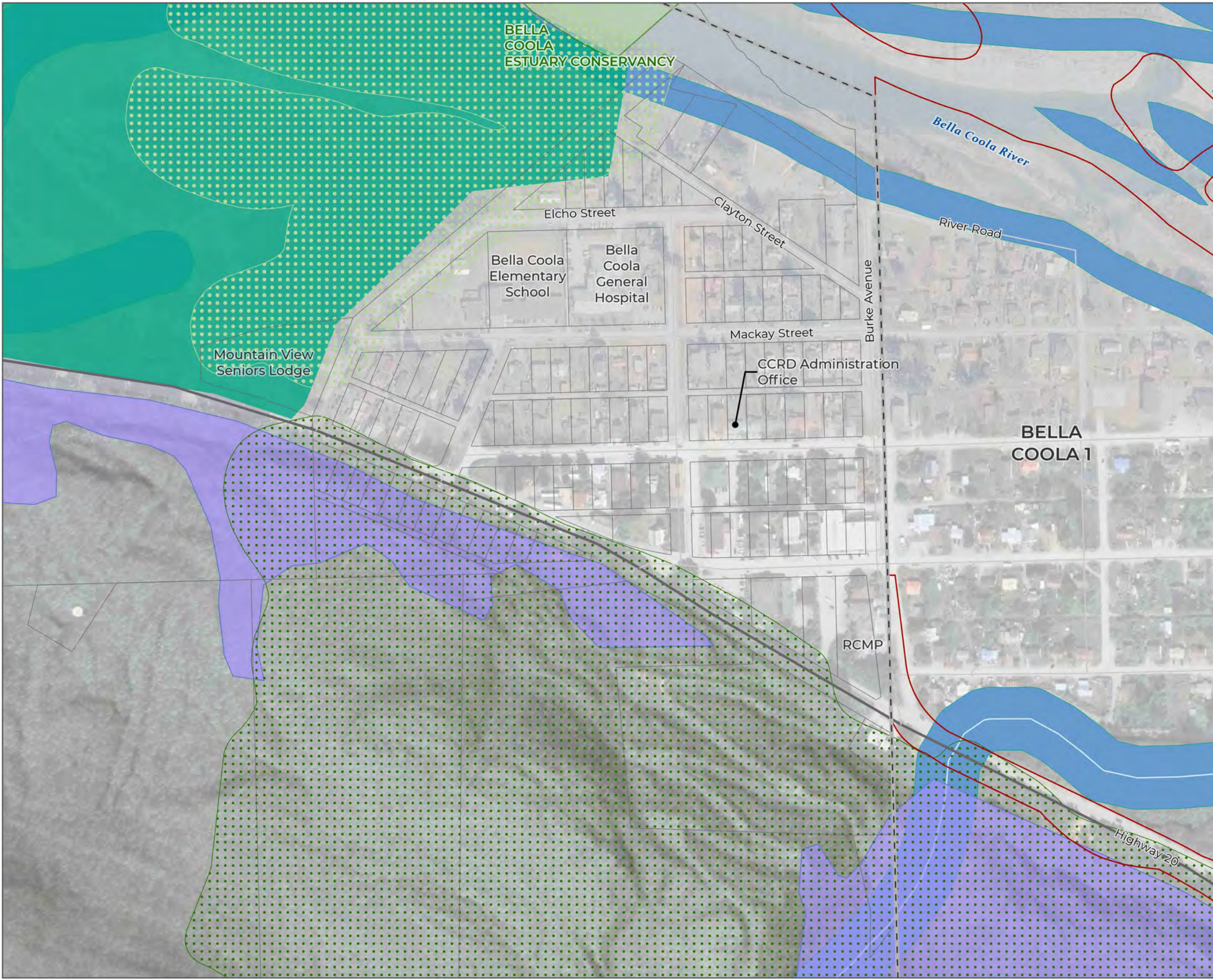
Legend

-  Electoral Area
-  OCP Area
-  Riparian Areas
-  Provincial Park
- Species and Ecosystems at Risk**
Documented Occurrences
(BC Conservation Data Centre)
-  Woodland Caribou (Southern Population - Northern Group)
-  western hemlock - Douglas-fir / electrified cat's-tail moss Dry Submaritime 2
-  western hemlock - black cottonwood / salmonberry
- Mapped Critical Habitat**
(federal Species at Risk Act)
-  Marbled Murrelet
-  Northern Goshawk laingi subspecies
-  Woodland Caribou (Southern Mountain population)



 **Scale: 1:25,000**
(When plotted at 11"x17")

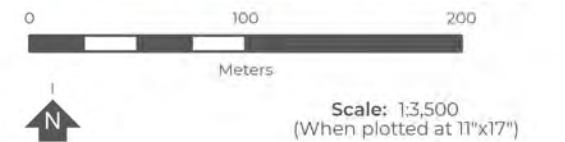
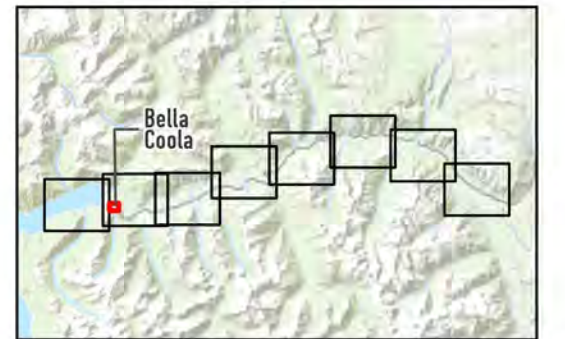
SCHEDULE E-8



Bella Coola Valley OCP Update
Bylaw No. 565, 2026
Environmentally Sensitive Area
Bella Coola Townsite

Legend

- Electoral Area
- OCP Area
- Nuxalk Nation Reserve Boundary
- Riparian Areas
- Conservancy Area
- Species and Ecosystems at Risk
Documented Occurrences
(BC Conservation Data Centre)
 - Chamisso's montia
 - western hemlock - Douglas-fir /
electrified cat's-tail moss Dry
Submaritime 2
 - western hemlock - black
cottonwood / salmonberry
- Mapped Critical Habitat
(federal Species at Risk Act)
 - Marbled Murrelet



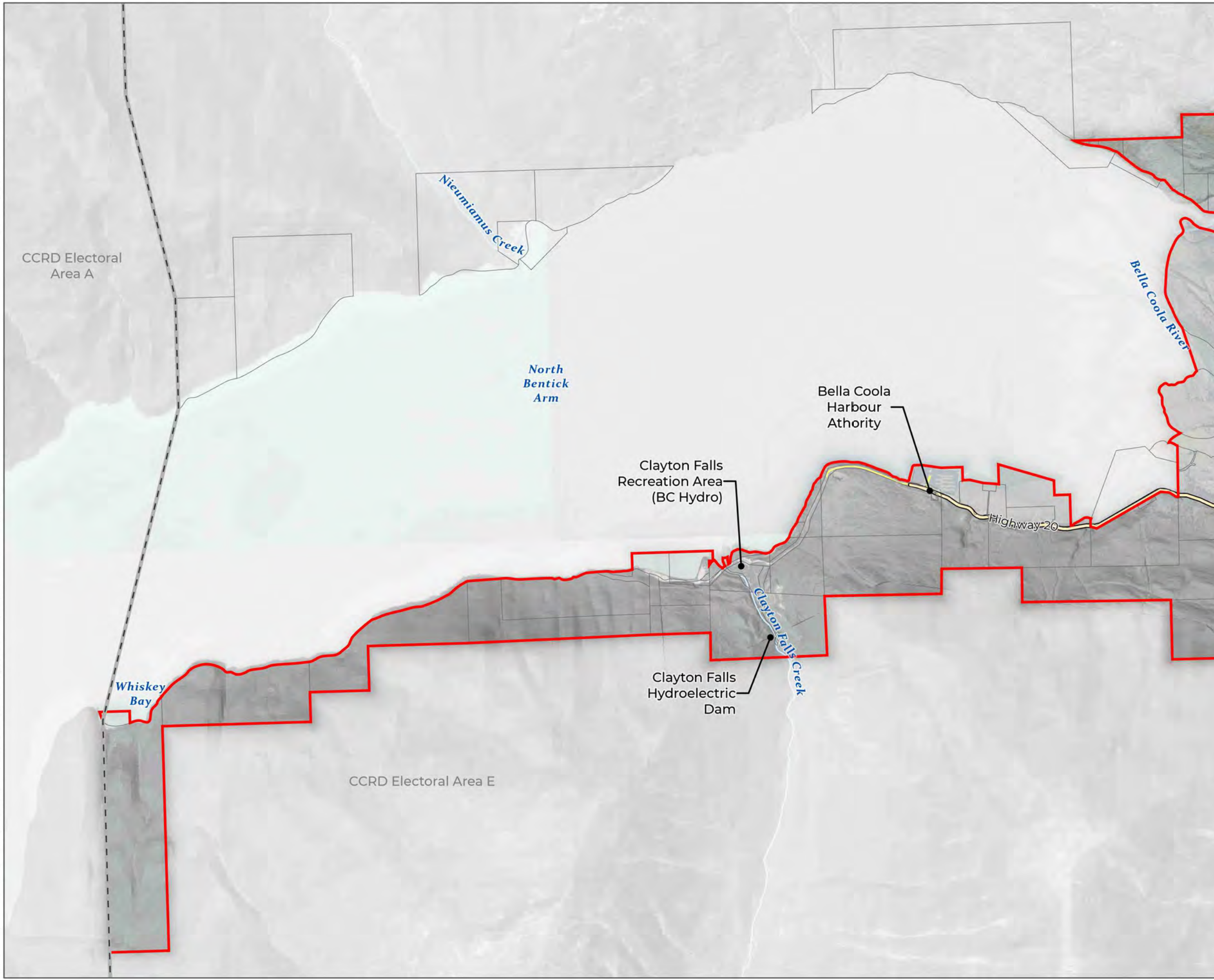
SCHEDULE E-9

SCHEDULE F

Infrastructure and Major Roads

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Last exported by JWilson on Thursday, July 9, 2026 4:24 PM
Last printed by JWilson on Monday, September 25, 2017 11:46 AM

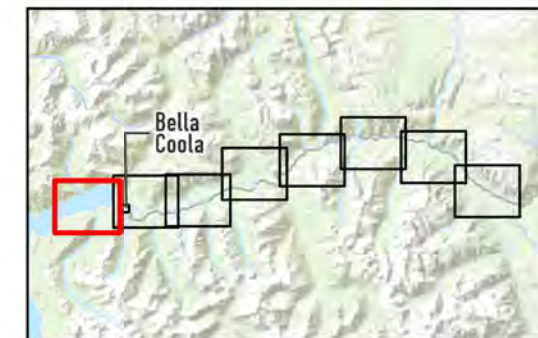
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Bella Coola Valley OCP Update
Bylaw No. 565, 2026
Infrastructure and Major Roads
North Bentinck

Legend

- Electoral Area
- OCP Area
- Water Network Structure**
 - Water Intake
 - Production Well
 - Bulk Water Meter
- Network Structure-Proposed**
 - Enclosed Storage Facility
 - Production Well
 - Treatment Plant
- Existing Water Main
- Proposed New Water Main
- Roads**
 - Highway
 - Arterial Road
 - Local



Scale: 1:25,000
(When plotted at 11"x17")

SCHEDULE F-1

CCRD Electoral Area C

SCHEDULE F-2

Community Hall

Grant Road South

ersen Creek

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CCRD Electoral Area C

CCRD Electoral Area D



Bella Coola Valley OCP Update
Bylaw No. 565, 2026
Infrastructure and Major Roads
Snooka - Nooklikonnik

Legend

Electoral Area

OCP Area

Water Network Structure

Water Intake

Production Well

Bulk Water Meter

Network Structure-Proposed

Enclosed Storage Facility

Production Well

Treatment Plant

Existing Water Main

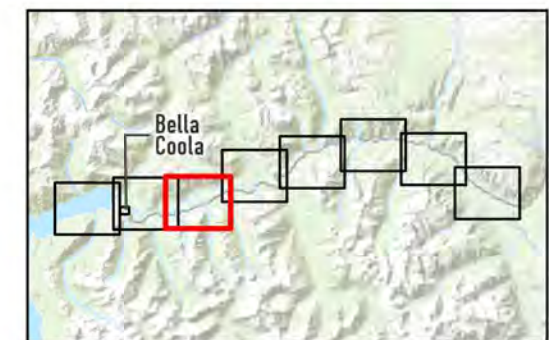
Proposed New Water Main

Roads

Highway

Arterial Road

Local



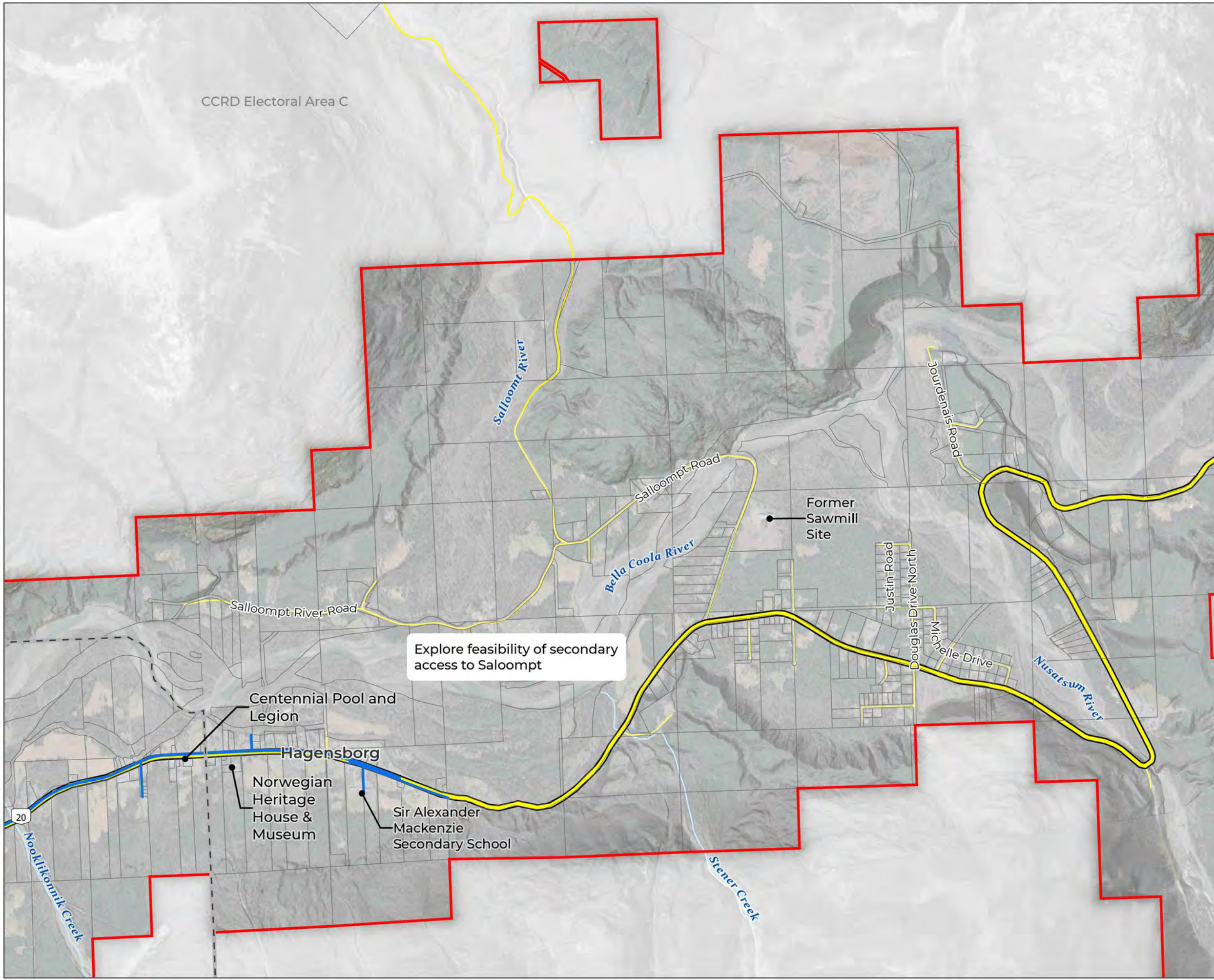
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Scale: 1:25,000
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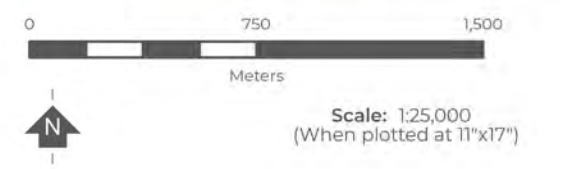
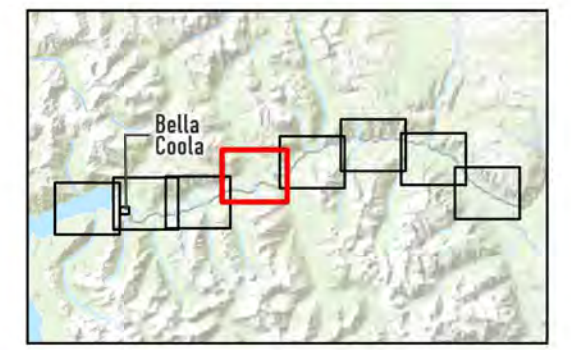
SCHEDULE F-3

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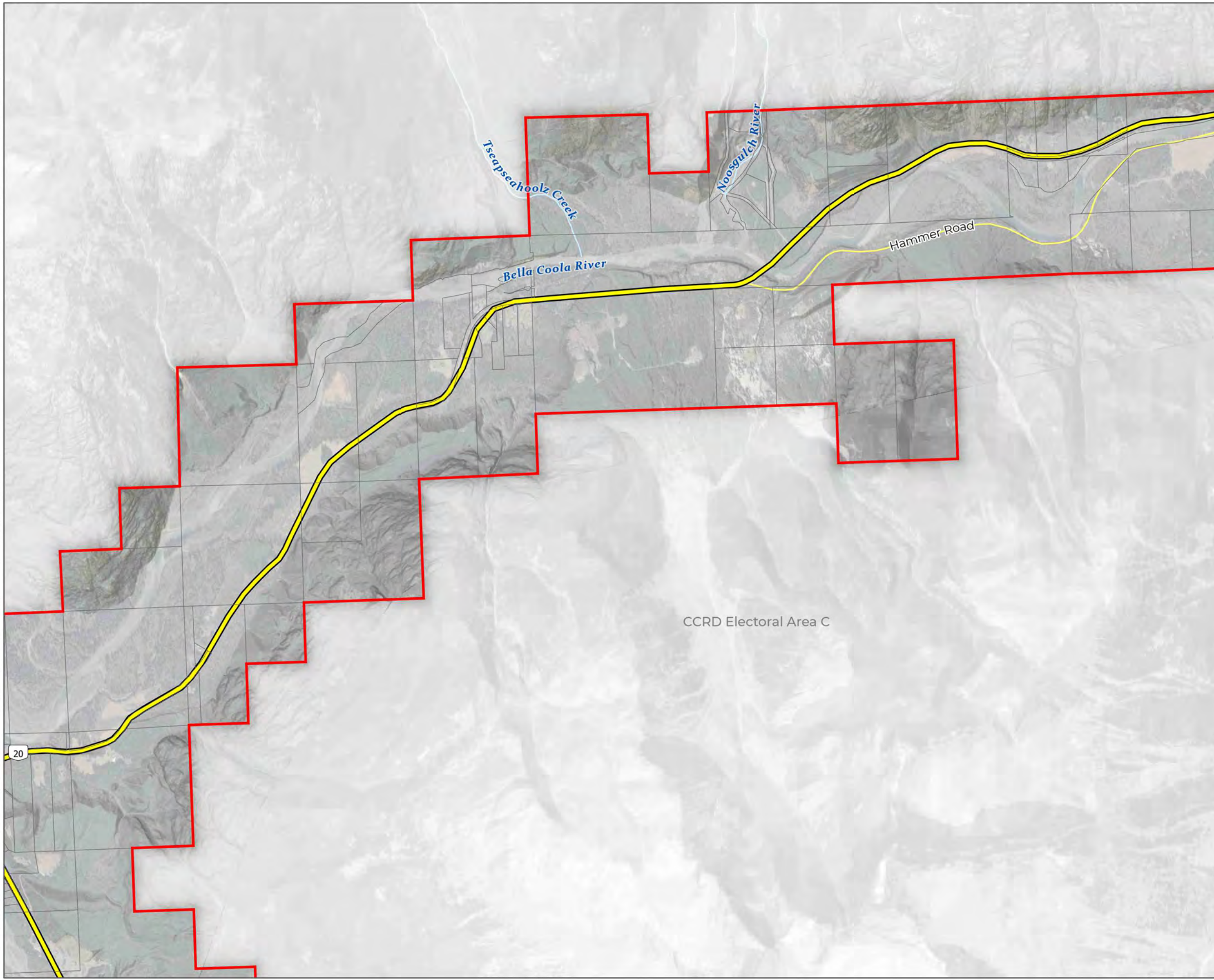
Bella Coola Valley OCP Update
Bylaw No. 565, 2026
Infrastructure and Major Roads
Hagensborg - Salloompt
Nusatsum West

- Legend
- Electoral Area
 - OCP Area
- Water Network Structure
- Water Intake
 - Production Well
 - Bulk Water Meter
- Network Structure-Proposed
- Enclosed Storage Facility
 - Production Well
 - Treatment Plant
- Existing Water Main
- Proposed New Water Main
- Roads
- Highway
 - Arterial Road
 - Local



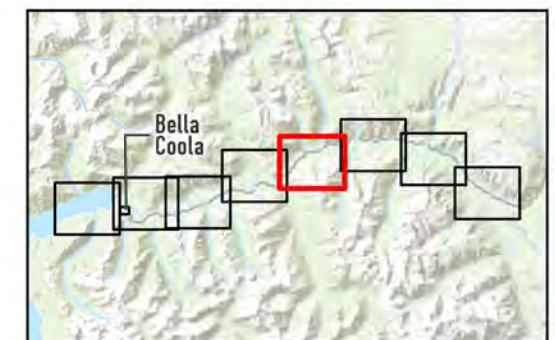
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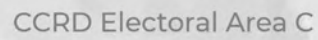


Bella Coola Valley OCP Update
Bylaw No. 565, 2026
Infrastructure and Major Roads
Nusatsum East

- Legend**
- Electoral Area
 - OCP Area
 - Water Network Structure**
 - Water Intake
 - Production Well
 - Bulk Water Meter
 - Network Structure-Proposed**
 - Enclosed Storage Facility
 - Production Well
 - Treatment Plant
 - Existing Water Main
 - Proposed New Water Main
 - Roads**
 - Highway
 - Arterial Road
 - Local



SCHEDULE F-5

 Electoral Area

- OCP Area

Water Intake

-  Production Well
-  Bulk Water Meter

 Enclosed Storage Facility

-  Production Well
-  Treatment Plant
- Existing Water Main
- Proposed New Water Main

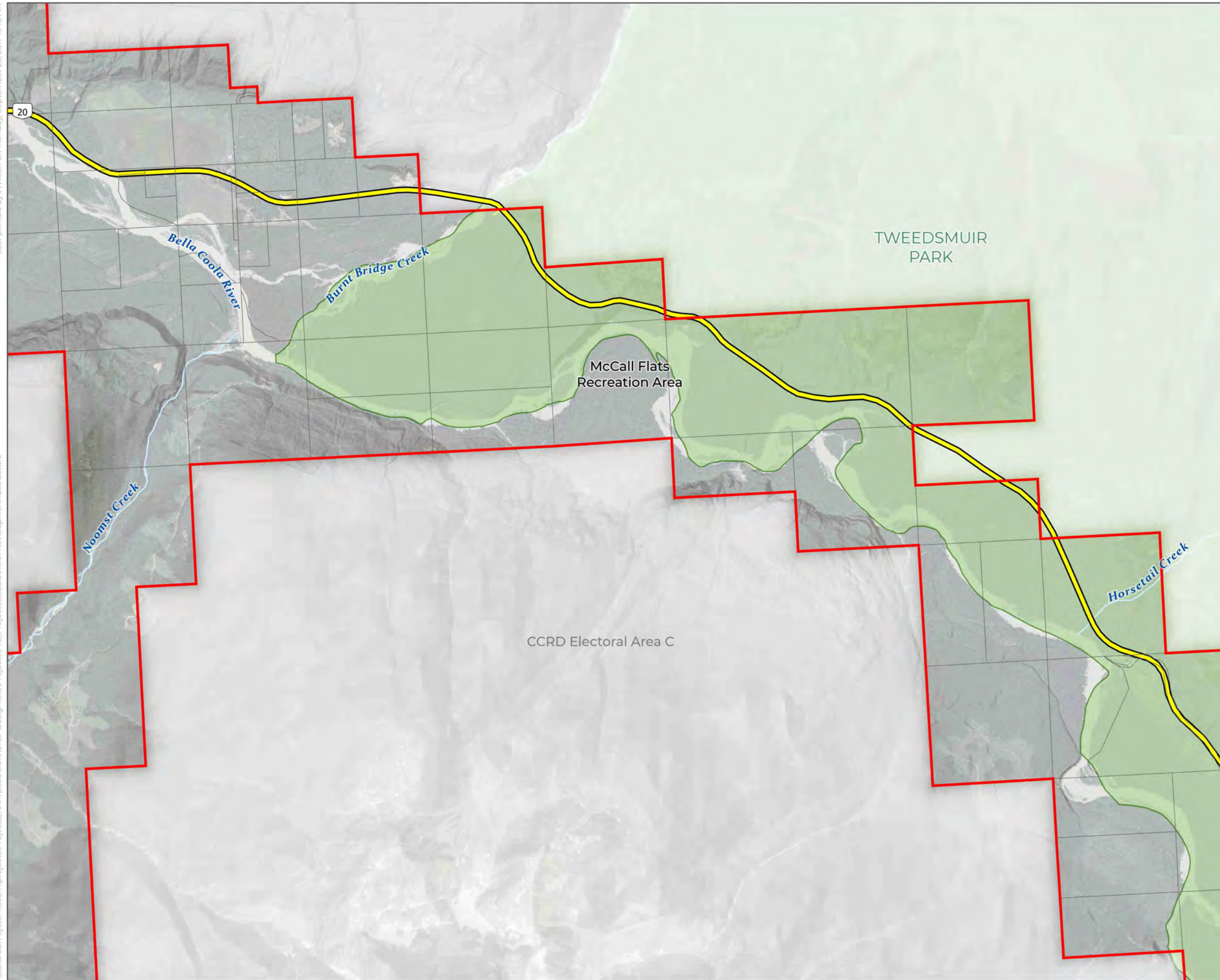
 Highway

-  Arterial Road
 Local



Scale: 1:25,000
(When plotted at 11"x17")

SCHEDULE F-6



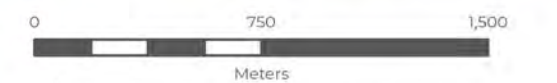
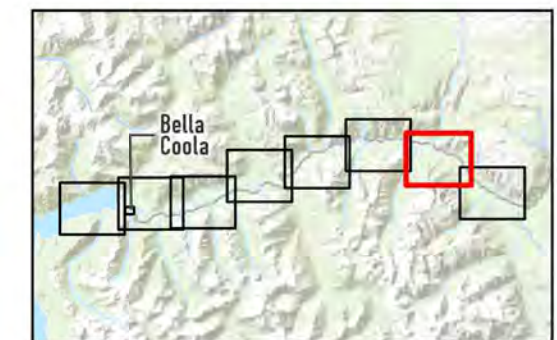
 Electoral Area
 OCP Area
 Provincial Park

- Water Intake
- Production Well
- Bulk Water Meter

- Enclosed Storage Facility
- Production Well
- Treatment Plant

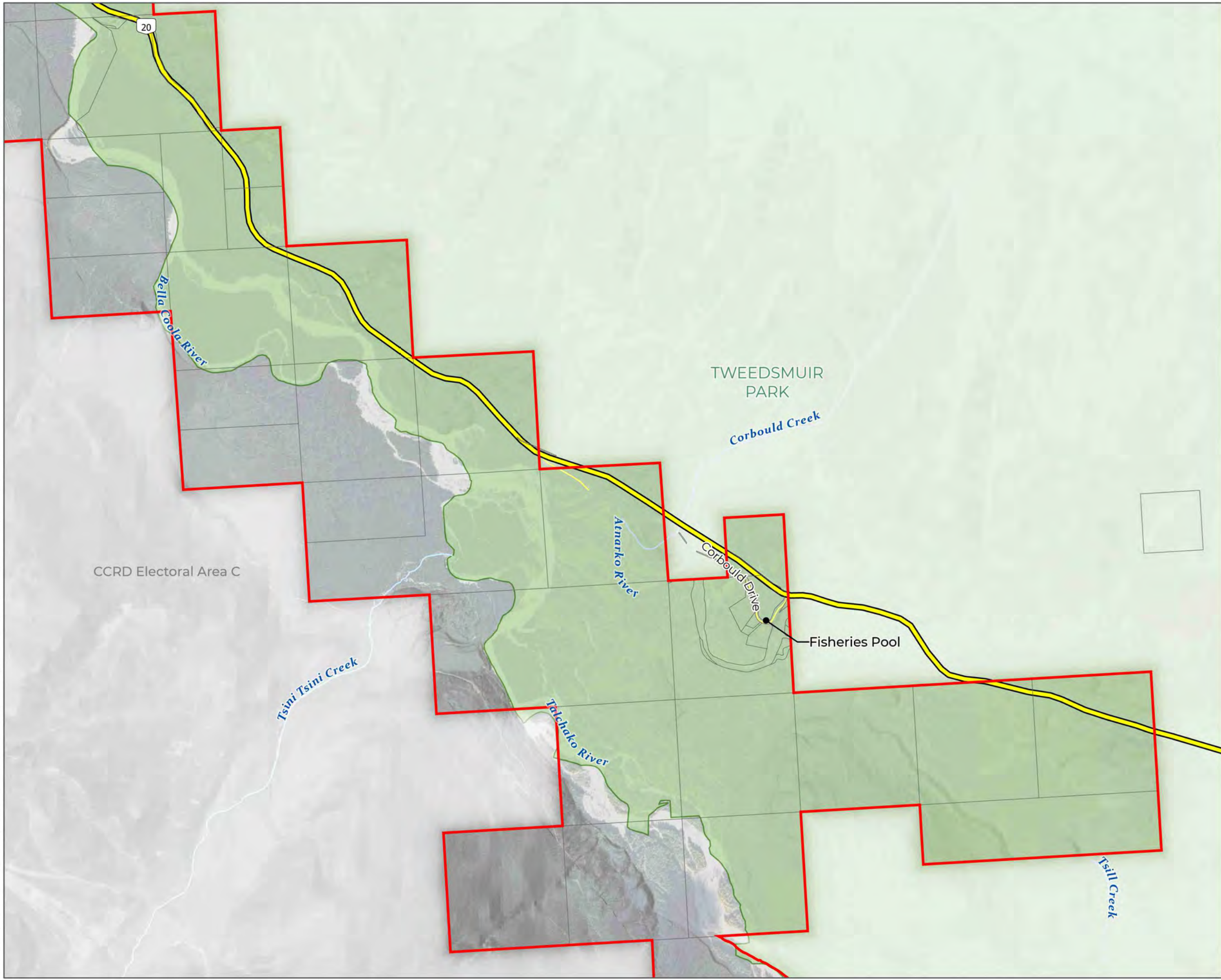
— Proposed New Water Main

- Highway
- Arterial Road
- Local



Scale: 1:25,000
(When plotted at 11"x17")

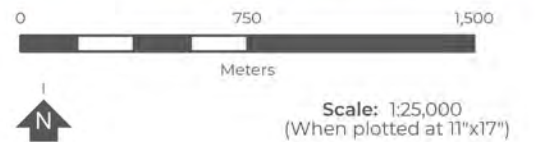
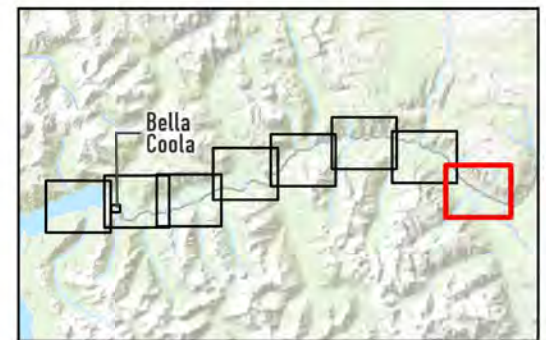
SCHEDULE F-7



Bella Coola Valley OCP Update
Bylaw No. 565, 2026
Infrastructure and Major Roads
Stuie

Legend

- Electoral Area
- OCP Area
- Provincial Park
- Water Network Structure
 - Water Intake
 - Production Well
 - Bulk Water Meter
- Network Structure-Proposed
 - Enclosed Storage Facility
 - Production Well
 - Treatment Plant
- Existing Water Main
- Proposed New Water Main
- Roads
 - Highway
 - Arterial Road
 - Local



SCHEDULE F-8



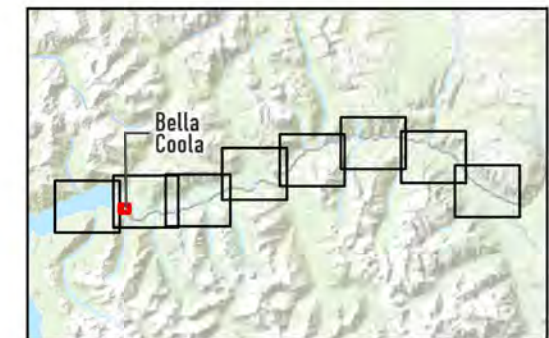
 Electoral Area
 OCP Area
 Nuxalk Nation Reserve Boundary

- Water Intake
- Production Well
- Bulk Water Meter

- Enclosed Storage Facility
- Production Well
- Treatment Plant

— Existing Water Main
— Proposed New Water Main

- Highway
- Arterial Road
- Local

**SCHEDULE F-9**