



# KITSUMKALUM

---

## Community Land Use Plan



KITSUMKALUM FIRST NATION

MAY 2018



# Contents

ACKNOWLEDGMENTS .....	4
DEDICATION .....	4
EXECUTIVE SUMMARY .....	5
KITSUMKALUM: PEOPLE OF THE ROBIN .....	7
<i>Kitsumkalum Aboriginal Title and Rights</i> .....	8
<i>Kitsumkalum Land Management</i> .....	9
INTRODUCTION .....	13
1. <i>Our Land Use Plan: What is it?</i> .....	14
2. <i>Our Land Use Plan: Where does it “fit”?</i> .....	14
3. <i>Our Land Use Plan: How will it be used?</i> .....	15
4. <i>Our Land Use Plan: How we did it</i> .....	16
GUIDED BY OUR VISION AND GOALS .....	19
5. <i>Our Vision</i> .....	20
6. <i>Our Community Goals</i> .....	22
7. <i>Kitsumkalum</i> .....	25
8. <i>Zimacord</i> .....	31
9. <i>Robin Town (Dałk Gyilakyaw)</i> .....	34
10. <i>Spa Xsuutks (Spokeshute - Port Essington)</i> .....	37
11. <i>Our People</i> .....	40
12. <i>Our Housing</i> .....	41
13. <i>Our Infrastructure and Facilities</i> .....	44
FUTURE LAND USE AREAS .....	47
14. <i>Land Use Classifications</i> .....	48
LAND USE DEVELOPMENT GUIDELINES .....	57
15. <i>Environmental Protection Guidelines</i> .....	58
16. <i>Cultural Protection Guidelines</i> .....	61
17. <i>New Housing and Renovation Guidelines</i> .....	63
18. <i>Economic Development Area Guidelines</i> .....	64
19. <i>Flood Hazard Protection Guidelines</i> .....	67
LAND USE PLAN PROCEDURES .....	71
20. <i>Development Review Framework</i> .....	72
APPENDIX A: COMMUNITY ENGAGEMENT .....	77

# BAND COUNCIL RESOLUTION

**Kitsumkalum First Nation**



P.O. Box 544 • Terrace, BC • V8G 4B5  
 Phone: (250) 635-6177 • Fax: (250) 635-4622

Chronological No.:
--------------------

File Reference:
-----------------

## BAND COUNCIL RESOLUTION

The Council of the:	Kitsumkalum Band No. 681	Current Capital Balance
Agency:	BC Region	\$
District:	Northwest	Committed
Province:	British Columbia	\$ _____
Place:	Terrace	Current Revenue Balance
Date:	April 2, 2018	\$
		Committed
		\$

### Kitsumkalum First Nation

DO HEREBY RESOLVE THAT: A Quorum of Kitsumkalum First Nation met on the \_\_\_ day of \_\_\_\_\_, 2018.

AND WHEREAS: Pursuant to the *Indian Act* and their inherent powers of self-government, the Council is empowered to act on behalf of Kitsumkalum First Nation.

AND WHEREAS: The Chief and Council hereby recognize that the Kitsumkalum Community Land Use Plan was:

1. Developed through a participatory, community approach;
2. Received broad community support through community outreach events;
3. Received the endorsement of the Kitsumkalum Community & Land Code Planner and recommendation to proceed to Council for formal adoption; and
4. Received the Land Management Committee's unanimous endorsement and recommendation to proceed to Council for formal adoption.

THEREFORE, BE IT RESOLVED THAT the Chief and Council hereby accepts and endorses the Kitsumkalum Community Land Use Plan as Kitsumkalum First Nation's guiding land use document; and

FURTHERMORE, BE IT FURTHER RESOLVED THAT KITSUMKALUM COUNCIL will commit to conducting regular plan monitoring and evaluation.

\_\_\_\_\_  
Don Roberts, Chief Councillor

\_\_\_\_\_  
Cynthia Bohn, Councillor

\_\_\_\_\_  
Wayne Bolton, Councillor

\_\_\_\_\_  
Kenny Brown, Councillor

\_\_\_\_\_  
Troy Sam, Councillor

\_\_\_\_\_  
Susan Spalding, Councillor

\_\_\_\_\_  
Lisa Wesley, Councillor

\_\_\_\_\_  
Katherine Wesley, Councillor



# Acknowledgments

This plan was created with the input and involvement of Kitsumkalum community and staff members. Its development also included the input of Kitsumkalum leadership (Don Roberts, Cynthia Bohn, Wayne Bolton, Kenny Brown, Troy Sam, Susan Spalding, Lisa Wesley, Katherine Wesley).

A special thanks to those individuals who were directly involved on a more day-to-day basis. Our Land Management Committee met regularly over the course of the project and reviewed all materials (Lisa Wesley, Troy Sam, Allan Bolton, Yvonne Wesley, Jeanette Spalding, Wayne Bolton, Charlene Webb).

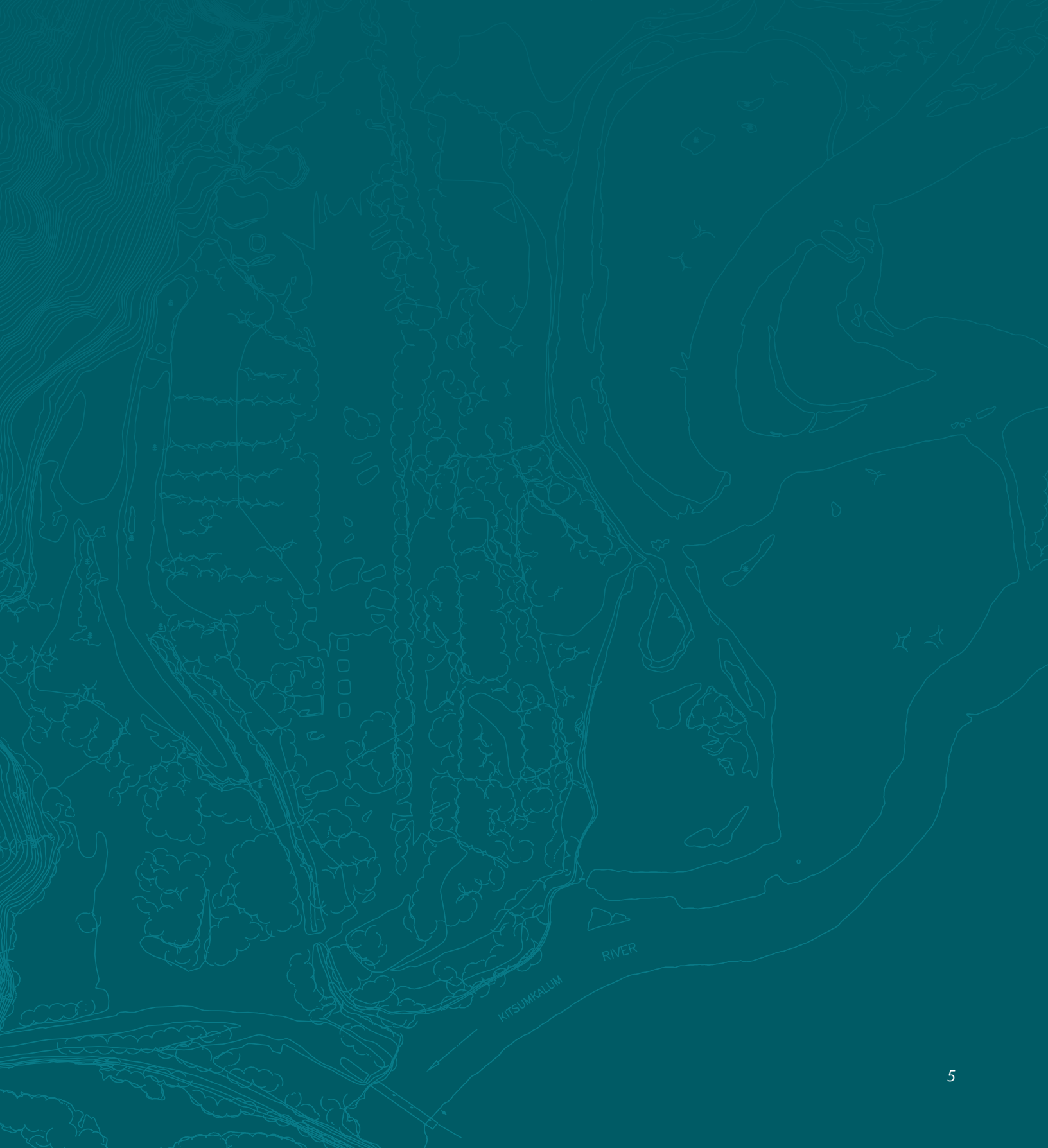
Our Community & Land Code Planner, Mag de Grace, was instrumental in managing this project. She worked tirelessly to keep members, staff, and Council informed and engaged; coordinated the Land Management Committee; and liaised with project consultants and funders.

# Dedication

To all the people of Kitsumkalum who are the rightful heirs of the People of the Robin and who belong to the wu-waap, who own laxyuup and who enjoy territorial and resource privileges in accordance with Tsimshian ayaawx and adawx throughout the Kitsumkalum valley, around Kitsumkalum mountain, along the Skeena River, and on the coast.

To all our ancestors, elders and youth.

# Executive Summary





Ice on the Skeena River. Photo: Talon Gillis

*The Kitsumkalum Community Land Use Plan provides a framework for land use and development in our community. It is informed and guided by both our Comprehensive Community Plan (draft) and Treaty Land Use Plan. It has had input from the community, departmental staff and leadership creating a shared vision for community development initiatives.*

As a plan, it represents a key component of the next phase of land management for our Nation. Kitsumkalum people have occupied, used, possessed, and benefitted from Kitsumkalum lands for generations. Our Plan continues this tradition and recognizes our inherent responsibility to protect our lands and cultural resources for future generations.

The plan provides clear and transparent land management policy to guide future development (e.g., housing, utilities and servicing, business development) on our four reserves - Kitsumkalum Village, Dałk Gyilakyaw (commonly known as “Robin Town”), Zimacord, and Spa Xsuutks (Spokeshute – Port Essington).

As a planning tool, our Community Land Use Plan includes three main policy sections:

- **Land Use Classifications** (page 48) describe what can be built where (i.e., what kinds of land uses are supported in different areas on our reserve lands). Each of the five classifications (Village Heart, Village Residential, Economic Development, Protected, Rural Residential, Managed Forest) in the Plan were developed based on current land uses, physical attributes and constraints, and community input (members, staff, leadership).
- **Development Guidelines** (page 57) provide a clear set of standards to minimize any impacts associated with development (e.g., noise, damage to environmentally-sensitive areas, dust). The Community Land Use Plan includes five kinds of guidelines: Environmental Protection, Cultural Protection; New Housing and Renovation, Economic Development, and Flood Hazard Protection.
- **A Development Review Framework** (page 72) outlines a step-by-step process for reviewing development proposals in Kitsumkalum to help ensure that future developments meet Kitsumkalum’s standards as outlined in the Community Land Use Plan. While Council remains the final approving authority, their review and approval (or denial) is based on the information and recommendations provided by the Kitsumkalum Lands Office.





# Kitsumkalum: People Of The Robin





Welcoming travellers to Kitsumkalum Laxyuup (lands). Photo: Kitsumkalum Treaty

***Kitsumkalum, the People of the Robin, is a Galts'ap (community) of the Tsimshian Nation. Our connection to the land, the rivers and the coast is central to our social, cultural, and political life and helps maintain our ideologies as Kitsumkalum and Tsimshian people.***

Our Chief and Matriarch names are attached to the land, defining the territories of our house groups and rooting us firmly in place. Our homelands (laxyuup) combine both coastal and inland areas covering 5,941,000 hectares. Located in and around the Kitsumkalum watershed, Skeena River and Prince Rupert Coast, our coastal areas begin at Portland Inlet in the north and extend south through Chatham sound. They include important sites around Edge Pass and down Grenville Channel and the surrounding coast.

Our roots are strong and can never be broken: roots that stretch back through time, allowing us to always maintain our connection to our ancestors; burrow deep, keeping us connected to the land, its resources and to our culture; and always reach forward into the future, providing a sense of place, home and identity for our children and future generations to come.

## **Kitsumkalum Aboriginal Title and Rights**

As Kitsumkalum people, we have Aboriginal title and rights throughout our traditional territory. This includes, but is not limited to, the reserve lands our Kitsumkalum Community Land Use Plan addresses.

This Land Use Plan does not release any claim Kitsumkalum may have with respect to Aboriginal title and rights. Therefore, the development of this Land Use Plan should in no way be construed as defining, waiving, or limiting the Aboriginal title and rights of the Kitsumkalum Nation. It is important to state that Kitsumkalum does not endorse the reserve system. This plan should thus in no way be seen as an indication of consent to this system, which was imposed on the Kitsumkalum people by the Government of Canada.



Spa Xksuutks (Port Essington). Credit: Image a-04170 courtesy of the Royal BC Museum and Archives

## Kitsumkalum Land Management

Our Community Land Use Plan represents a key component of the next phase of land management for our Nation. As this brief overview of the history of Kitsumkalum land management describes, the Kitsumkalum people have occupied, used, possessed, and benefitted from the land for generations. Our Community Land Use Plan continues this tradition.

### TSIMSHIAN LAND MANAGEMENT

Like other Tsimshian Tribes, the Kitsumkalum is organized based on a clan system, with four Pteex (clans): Ganhada (Raven), Gisbutwada (Killerwhale), Laxgibuu (Wolf) and Laxsgiik (Eagle). These clans are made up of waap (houses) which own physical property, such as lands, fishing spots and houses, and non-physical property, such as titles, songs, stories (adawx) and names. Lands and resources were collectively owned and managed by these waap long before Europeans came to North America.



Mildred Roberts at the opening of the Waap Galts'ap Community House 2010. Photo: Cynthia Bohn



### LAND MANAGEMENT UNDER THE INDIAN ACT

After European contact, Kitsumkalum management, ownership and use of traditional lands and resources gradually shifted as new laws and management regimes were imposed

on the Kitsumkalum Nation through the establishment of both the reserve system and the *Indian Act* (1876), which severely restricted traditional forms of governance and land management. In effect, Kitsumkalum claims to traditional lands were ignored, and the Kitsumkalum First Nation was gradually confined to the four reserves that today make up the reserve land base addressed in this plan. It is important to note that under the *Indian Act*, reserve lands are held for the use and benefit of the Band. The principle that reserve lands are held in common is distinguishable from the provincial common law system for land ownership. The *Indian Act* continues to regulate many aspects of First Nation on-reserve land management today.

#### **FIRST NATIONS LAND MANAGEMENT ACT (FNLMA)**

In 1996, 14 First Nations across Canada signed the *Framework Agreement on First Nation Land Management*. The Framework Agreement outlined a new land management regime and set out the guidelines that would enable First Nations to opt out of the land related provisions of the *Indian Act*. This meant that First Nations could have authority over reserve lands, natural resources and revenues generated on their reserve lands. Every First Nation wanting to come under the FNLMA is required to create and adopt a Land Code following the guidelines set out by the Framework Agreement. Once ratified by the community, the Land Code replaces the land management provisions of the *Indian Act*.

Kitsumkalum started work on a Land Code in 2017. Once completed, and if approved by our community, our Land Code will enable us to have greater decision making authority about how to manage and use our reserve land base for generations to come.



Su-Sit' Aatk Pole raising in Kitsumkalum, 1987.  
Photo: Wayne Bolton



Passing down traditional knowledge, Verna Inkster and great granddaughter Makaiya Duncan smoking fish, summer 2016.

## **BC TREATY PROCESS**

Kitsumkalum entered the BC Treaty Process in the 1990's and is currently working on stage five of the six-stage treaty negotiation process. We signed an Agreement-in-Principle in 2015, which we are now using to work towards the finalization of our treaty, or Final Agreement.

Our Final Agreement will make our rights regarding self-government, lands and resources absolutely clear, in an official set of documents that will be protected by the Canadian constitution. Using our Agreement-in-Principle as its framework, our final negotiations are working to secure the lands and resources we need to safeguard our culture and heritage, provide proper education to our youth, the healthcare and services our people require, and the tools we need to push forward in community and economic development. This Treaty Process is informed by our identity as the Kitsumkalum people, a proud cultural tradition that stretches back into the past and will press onward in the future.



Fishing at sea. Photo: Kitsumkalum Treaty



Su-Sit' Aatk pole raising 30th anniversary, 2017. Photo: Kitsumkalum Treaty

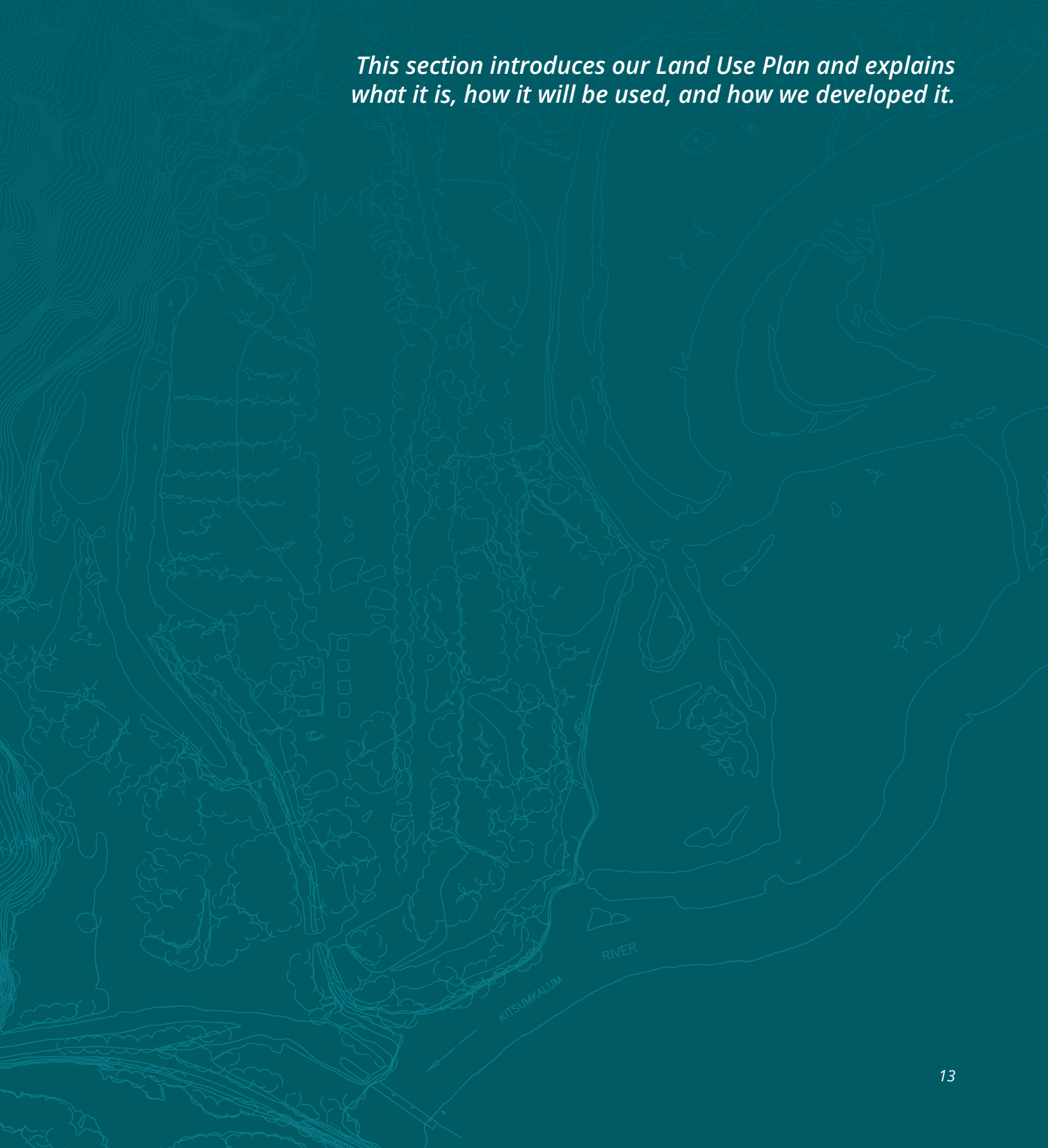


Oolichan outing on the Skeena River Photo: Talon Gillis



# Introduction

*This section introduces our Land Use Plan and explains what it is, how it will be used, and how we developed it.*



## 1. Our Land Use Plan: What is it?

Our Land Use Plan is a clear and transparent land management policy that provides useful information and direction for critical community development initiatives, including housing, utilities and servicing, community facilities and business development. We created this plan to help shape the future of our community and **provide staff and Council with a guide for making decisions about land use and development on our reserve lands**. In addition, this plan is developed with the knowledge that the designations may be used on additional lands that will come under the authority of the Kitsumkalum in future.

This plan also recognizes our inherent responsibility to protect our lands and cultural resources for future generations.

## 2. Our Land Use Plan: Where does it “fit”?

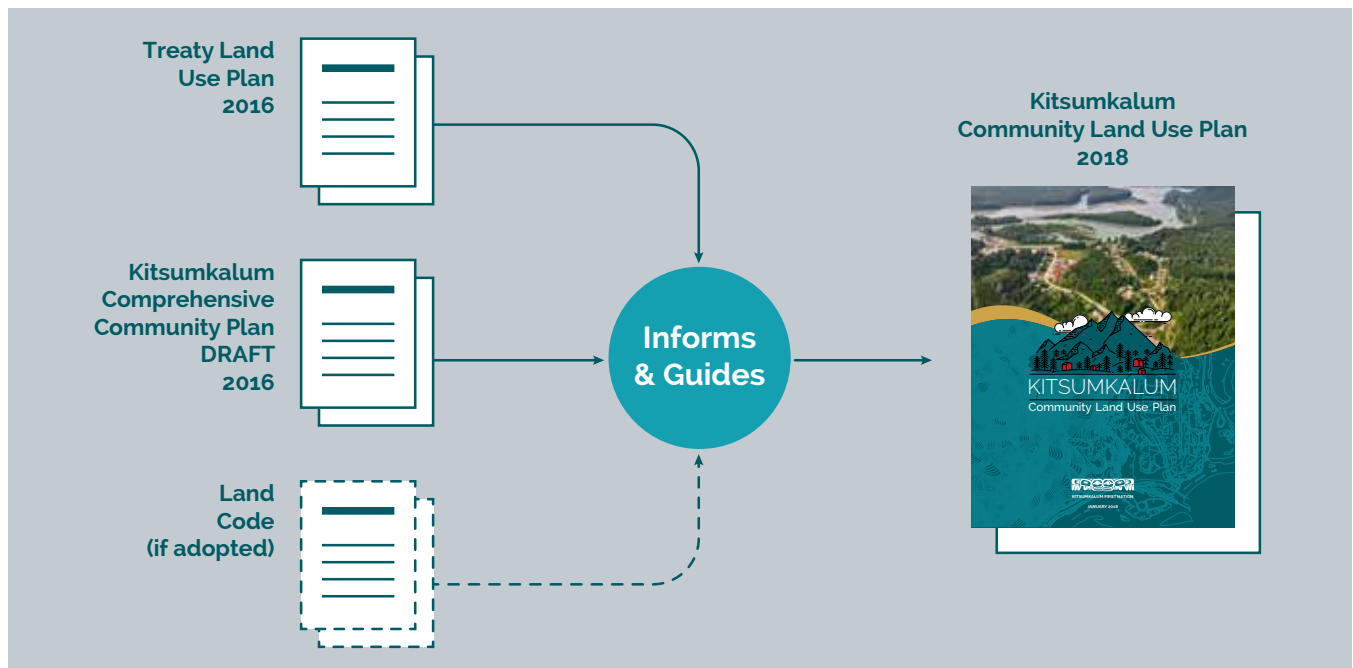
As illustrated, our Community Land Use Plan “fits” under two other guiding Kitsumkalum plans, our Treaty Land Use Plan and our Draft Comprehensive Community Plan, or CCP for short.

The Treaty Land Use Plan looks at land use and development across Kitsumkalum traditional Territory. It included our existing reserves, which are the focus of this plan. The high-level directions it provided for Kitsumkalum reserve lands were used by our Community Land Use Plan along with the Treaty Land Use Plan’s guiding land use planning principles (see Section 5).

Our Draft CCP, identified shared community goals and included a guiding vision, which our Community Land Use Plan uses (see Section 5).

Finally, if adopted by the community, our Kitsumkalum Land Code will function as the guiding legal framework for our Community Land Use Plan. It will make the Community Land Use Plan a stronger document with “more teeth” that Kitsumkalum alone will be responsible for implementing (i.e., it will take the Community Land Use Plan out from under the formal authority of the federal government and transfer management authority to Kitsumkalum).

**Figure: Where it “fits”**





### 3. Our Land Use Plan: How will it be used?

Our plan is shaped by the practical realities of our reserve lands as well as our community's vision, principles, objectives, and policies for future land use. As a planning tool, our Land Use Plan:

Describes what can be built where (i.e., what kinds of land uses are supported in different areas on our reserve lands);

- Establishes basic guidelines for on-reserve construction and development designed to minimize the negative impacts associated with development;
- Provides a simple and transparent development review process that will help ensure that future development projects conform to Land Use Plan policies and meet Kitsumkalum's standards for design and construction.

As a **'living' plan**, we expect our Land Use Plan to grow and change. As our population grows and new housing, infrastructure and facilities are constructed, or as we develop new laws and policy tools (e.g., Land Code), we will need to revise and update our Land Use Plan. Our plan anticipates this. Along with our Comprehensive Community Plan (CCP), we will monitor and evaluate our Land Use Plan and **commit to undergoing a complete update every five years** to ensure that it is up-to-date and consistent with our planning needs and members' community development objectives.

#### Q: HOW IS THIS DIFFERENT FROM OUR LAND CODE?

*A: This Land Use Plan was developed in coordination with our Land Code process. If adopted by our community, our Land Code will give Kitsumkalum the full responsibility for land management on our reserve lands, which in turn will make our Community Land Use Plan even more important. Basically, the Land Code will give more teeth to our Land Use Plan and make it the tool for land management on Kitsumkalum reserves.*

#### Q: DIDN'T WE JUST DO THIS?

*A: In 2016, we created a land use plan for our traditional territory. This Treaty Land Use Plan was created to help Kitsumkalum prepare for the future. With treaty, Kitsumkalum will be granted ownership to thousands of hectares of land. Kitsumkalum will have the right to govern these Lands and make decisions on how land and resources are to be used. The Treaty Land Use Plan provides direction for management of land and resources based on the values of the community and provides a framework that will allow future Kitsumkalum governments to manage these lands after treaty ratification.*

*This Community Land Use Plan follows, and is consistent with, Treaty Land Use Plan guidance, but is focused only on land management for our existing reserves, not our larger traditional territory.*

## 4. Our Land Use Plan: How we did it

The development of our Land Use Plan was a participatory, community-based process that also involved staff and leadership. To respect and honour past community input, the planning team was careful to include member feedback from previous planning initiatives (e.g., Treaty Land Use Plan, Draft Comprehensive Community Plan).

Our Community and Land Code Planner worked closely with our seven-member Land Management Committee, which was established to help support both our Land Code initiative and this project.

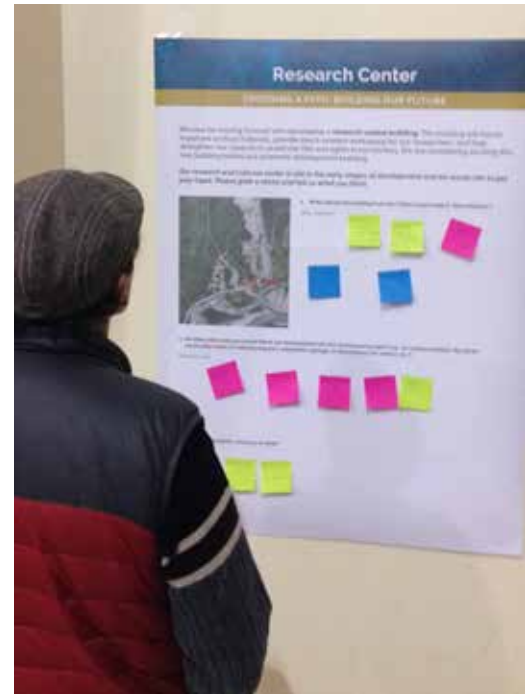
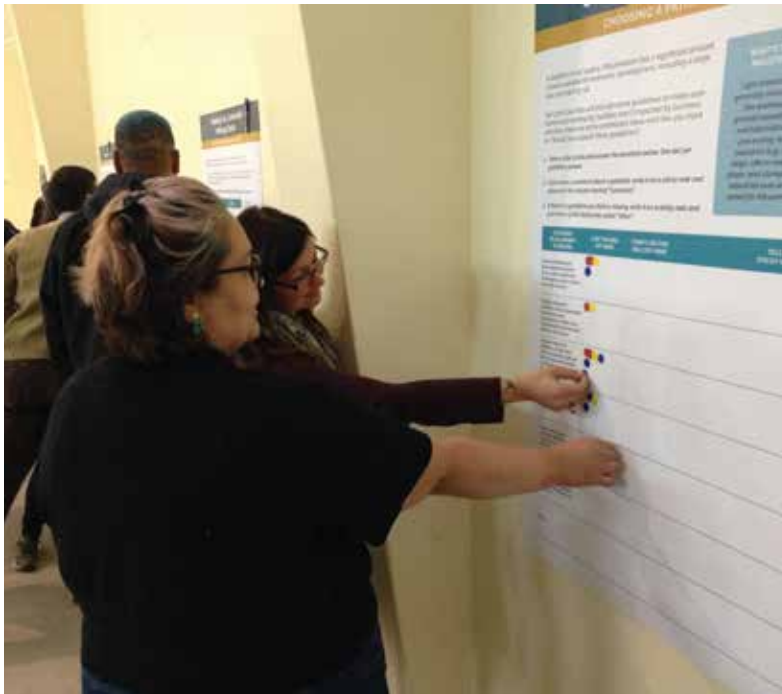
Community, staff and leadership engagement events included the following:

- **Open House, March 8th 2017, Terrace BC**
  - Introduction to Kitsumkalum Community Land Use Plan and Land Code Project for Members.
  - Recruitment for Kitsumkalum Land Management Committee.
- **Land Use Plan Luncheon, July 20th 2017, Terrace BC**
  - Introduction to Kitsumkalum Community Land Use Plan for Staff and Council.
- **Annual Health Fair, October 5th 2017, Terrace BC**
  - Project Overview of Kitsumkalum Community Land Use Plan and Land Code Project for Attendees.
- **Kitsumkalum AGM, October 12-14th 2017, Terrace BC**
  - Project Overview of Kitsumkalum Community Land Use Plan and Land Code Project for Attendees.
- **Community Land Use Plan Open House, November 7th 2017, Terrace BC**
  - Proposed Directions – Membership goals and objectives for land use planning and on-reserve development.
- **Community Land Use Plan Open House, November 17th 2017, Prince Rupert BC**
  - Proposed Directions – Membership goals and objectives for land use planning and on-reserve development.
- **Open House, February 1st 2018, Vancouver BC**
  - Introduction to Kitsumkalum Community Land Use Plan and Land Code Project for Vancouver Members.



Community Land Use Plan Open House at Kitsumkalum

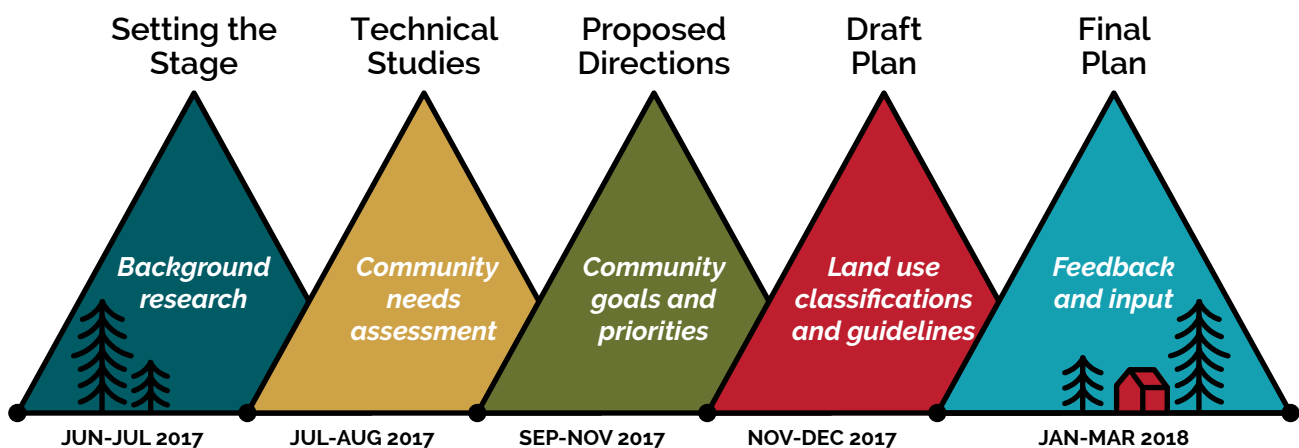
Other community outreach included articles in the monthly Land Management Committee Newsletter, a dedicated Community Land Use Plan page on Kitsumkalum’s website, project updates on the Kitsumkalum Facebook Page and a Youth Photo Contest where youth were asked to photograph what “they loved about Kitsumkalum.”

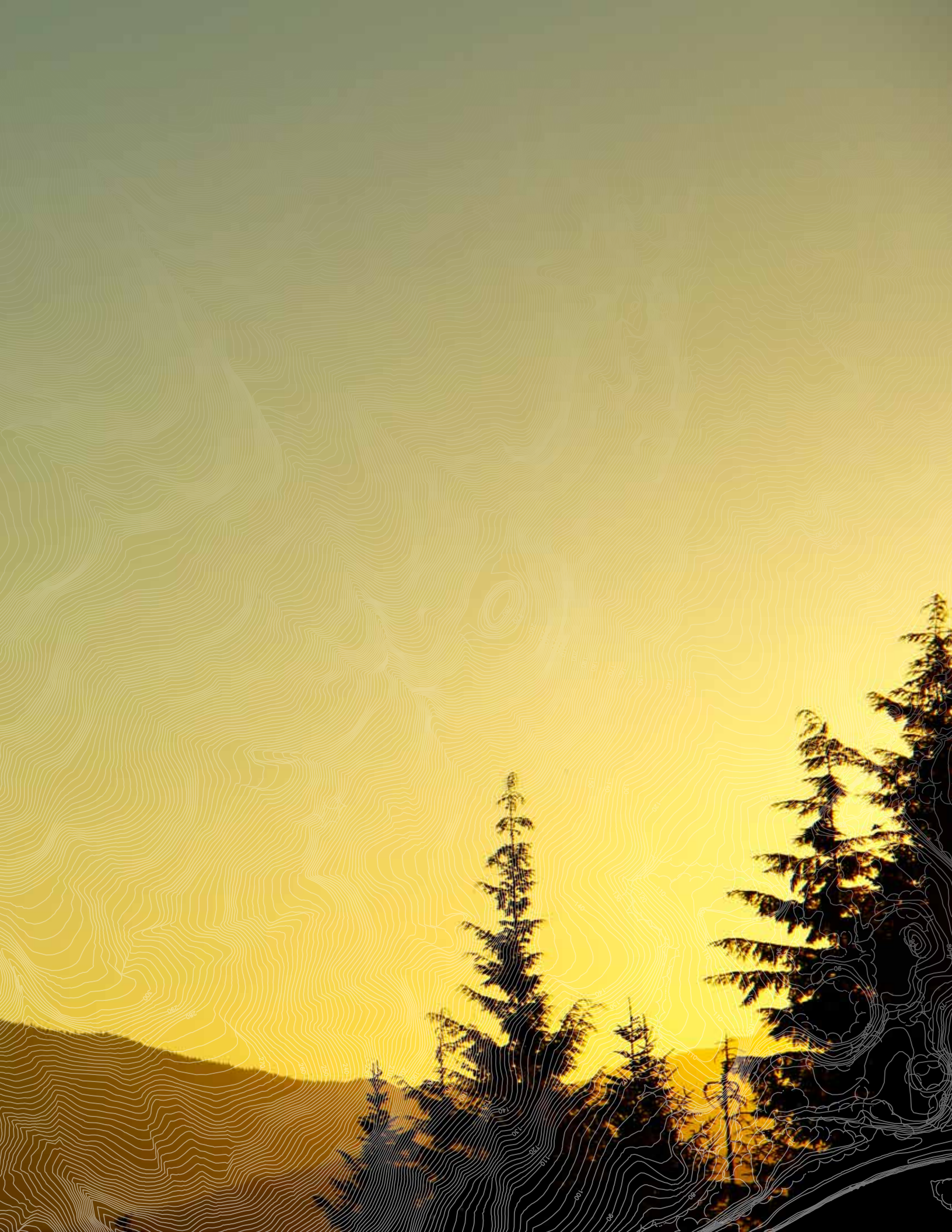


Community Land Use Plan Open House at Kitsumkalum

The project itself was completed over a seven-month timeline. The project timeline is illustrated below.

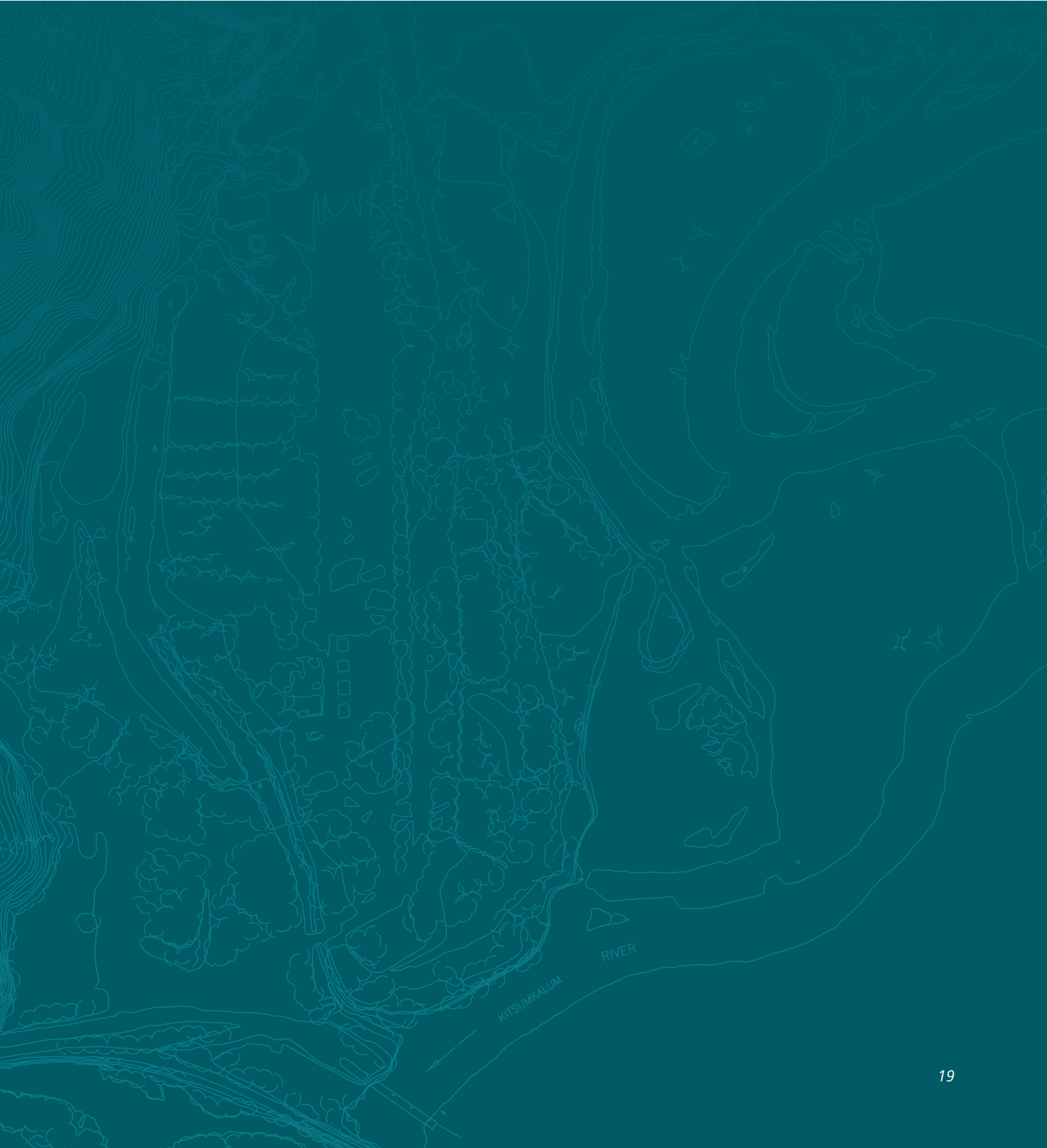
**Figure: Kitsumkalum Land Use Plan project timeline**







# Guided by Our Vision and Goals



## 5. Our Vision

In 2016, we completed a draft Comprehensive Community Plan, or CCP. This plan outlines our community's interests across a range of different priority areas, including education, housing, infrastructure, and more. Its guiding vision is the basis of our Land Use Plan and is the vision of the future we hope that our Land Use Plan can help bring us towards.

Supporting this vision is a specific land use planning vision we developed as part of our 2016 Kitsumkalum (Treaty) Land Use Plan.

In addition, the Kitsumkalum (Treaty) Land Use Plan identified the following principles for land use planning, which informed the development of this Plan.

- Manage the land and resources respectfully to honour traditional knowledge
- Ensure the land and resources provide for Kitsumkalum cultural and sustenance uses
- Ensure conservation of the land and resources to allow continued and future use by Kitsumkalum
- Provide opportunities for economic and community growth through suitable Kitsumkalum commercial and recreational uses of land and resources
- Recognize that Kitsumkalum lands and resources may provide opportunities to share mutually beneficial interests with Kitsumkalum neighbours

The Land Management Committee also conducted a visioning activity as part of the Land Use Plan project where they identified the following vision components.

- We are self-sufficient, self-determining leaders and decision makers
- Our culture and traditions are alive and thriving
- We maintain our relationship and connection with the land (historic + future)

### **KITSUMKALUM (DRAFT) COMPREHENSIVE COMMUNITY PLAN - VISION**

*Kitsumkalum has a strong culture, which we will keep alive throughout all generations. We are a self-sufficient and prosperous nation, with well-educated and successful community members. We prize our good health, and take good care of our elders. We also take care of our land, as it has taken care of us since time immemorial. We are proud to live in a community that is safe, accessible and beautiful. We have good leaders and staff, and together we use the strength of our past to lead us to a successful future.*

### **KITSUMKALUM (TREATY) LAND USE PLAN - VISION**

*Kitsumkalum Lands will provide for the current and future well-being of Kitsumkalum people, communities and culture. Kitsumkalum Lands will provide opportunities that will empower all Kitsumkalum generations and foster future leaders in the community.*



- The land provides for us (land of plenty)
- We can evolve and adapt to a changing environment
- We are stewards of the land – we will take care of it and protect it
- Our community can provide for economic, recreational and business opportunity
- We have plans and policies in place to guide our decisions
- We look towards bigger land base

## 6. Our Community Goals

The following goals are the heart of our Land Use Plan. They represent the interconnected and interdependent areas that Kitsumkalum members feel are most important to focus on as we work towards our community vision.

The goals were taken from our draft 2016 CCP, and combined with the goals from our 2016 Kitsumkalum (Treaty) Land Use Plan. We then reviewed them with our Land Management Committee, staff, leadership and members, who organized them in order of priority.

COMMUNITY GOAL	WHAT OUR LAND USE PLAN WILL DO
Address our housing needs	<i>Encourage a range of healthy, affordable, sustainable housing options and tenures.</i>
Protect our cultural resources	<i>Minimize development impacts on cultural resources and seek opportunities for new development to promote our culture and language.</i>
Improve and expand our community infrastructure & facilities	<i>Support new and expanded facilities and improved infrastructure and services</i>
Encourage economic development	<i>Support member-focused businesses and minimize the impact of businesses on our community and environment.</i>
Protect and steward our environment	<i>Protect and steward our lands and waters for future generations.</i>
Improve community health & wellbeing	<i>Ensure any new development supports member health and wellbeing.</i>

Several members noted that it is important to acknowledge that the community goals are interconnected and mutually reinforcing. We also understand that in time, as we implement our Land Use Plan, our community will change and develop along with our land use goals. That’s why we will be reviewing them regularly with the community.



T'u'utsgm ol (Black bear)



## OUR LANDS AND COMMUNITY

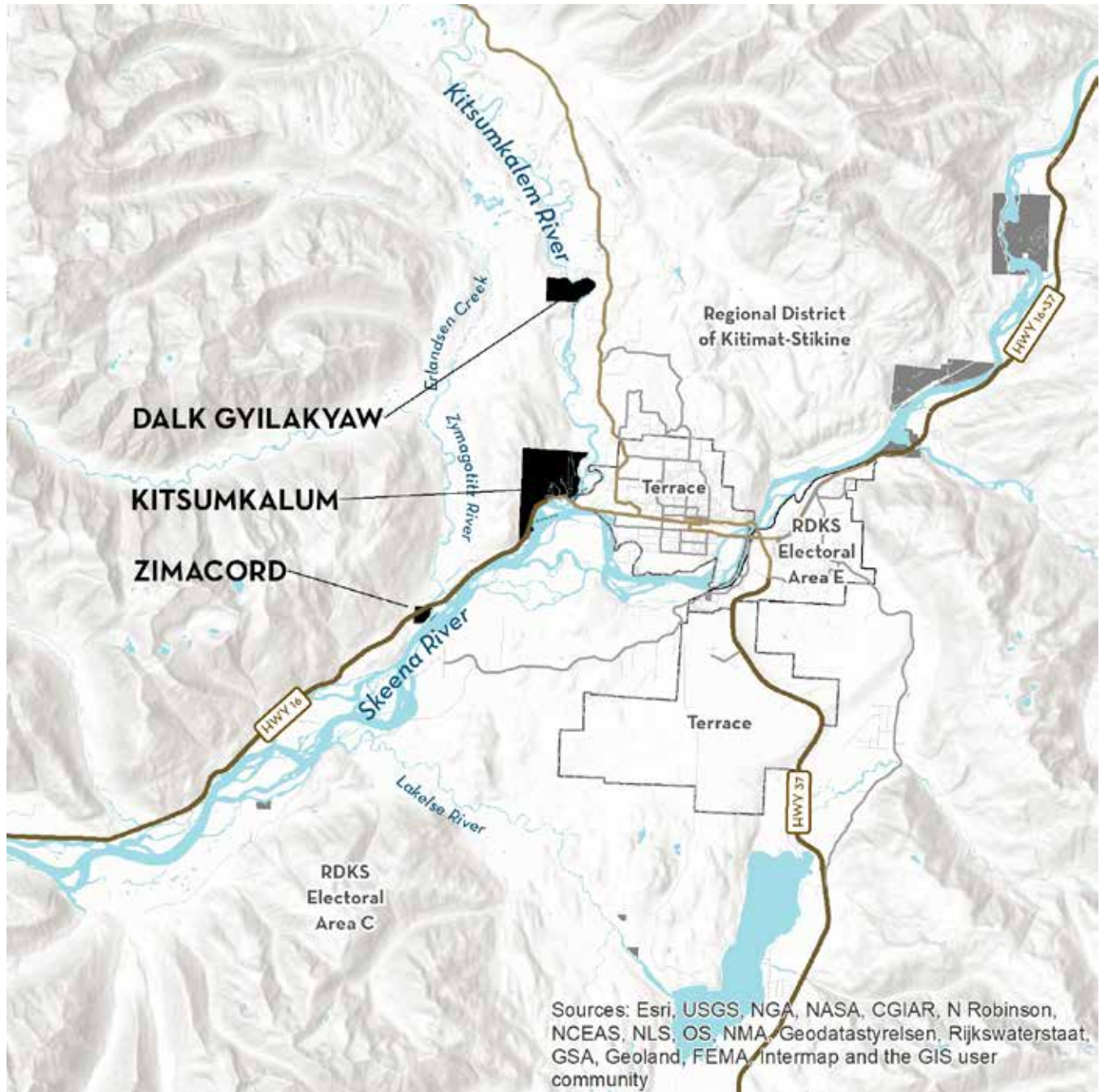
As shown on the map, our Nation has four reserves - Kitsumkalum Village, Dałk Gyilakyaw (commonly known as "Robin Town"), Zimacord, and Spa Xsuutks (Spokeshute – Port Essington).

**Map: Kitsumkalum Reserves**



Kitsumkalum Village is currently our principal galts'ap (village), but in the past, we had village sites at both Spa Xsuutks and Robin Town, which was our main village site historically. Spa Xsuutks is our primary connection to the coast, and is very important to our Nation both historically and culturally. However, we now share this reserve with Kitselas First Nation, so while we discuss Spa Xsuutks in this section, our Land Use Plan primarily pertains to our other three reserves.<sup>1</sup>

**Map: Kitsumkalum Reserves 1,2, and 3**



1 The question of whether Spa Xsuuts is a shared reserve is a point of debate in our community; however, it is registered as such with INAC.

## 7. Kitsumkalum

Kitsumkalum is our largest and most populated reserve, and functions as our Nation's administrative centre. It is located at the confluence of the Kalum and Ksan (Skeena) rivers just west of the City of Terrace. A historic village site and a favourite fall camp / fishing spot, Kitsumkalum is currently the principal galts'ap (village) for Kitsumkalum members. Approximately 412 hectares (1,018 acres) in size, Kitsumkalum is home to 330 residents, including 250 members, living in 115 housing units.

Businesses located in Kitsumkalum include Tempo Gas Station, the Kalum Rock Quarry and the House of Sim-oi-Ghets gift shop. The Kalum Rock Quarry is owned and operated by Kitsumkalum and produces various aggregate material used for local industrial and residential products. Tempo Gas Station and the House of Sim-oi-Ghets are also owned by Kitsumkalum. Kalum Ventures Ltd., the forestry arm of the Kitsumkalum Band, has an office in the community and runs a commercial forestry operation.

Facilities include the Kitsumkalum Health Center, the 'Na Aksa Gyilak'yoo School, the Gila Kyew 'Nluulk Headstart & Daycare, the Band Office, the Treaty Office, a community hall and recreation facility, the Public Works Equipment Maintenance Building, a water treatment facility, and an economic development building.



Map: Kitsumkalum Aerial Photo



Map: Kitsumkalum Aerial Photo - Village



## **CURRENT LAND USES AND CONSTRAINTS**

The first map on the following two pages illustrates the location of existing buildings and facilities and shows the general land uses for developed areas. A cluster of community facilities creates a community centre near the highway on West Kalum Road. Housing subdivisions of mostly ½-acre lots are west, north, and north east of this centre. A gas station and car wash are directly east from the community buildings.

The second map shows the various constraints and sensitive areas that limit potential development. Most land development options on the reserve are severely constrained by steep slopes, flood hazards, culturally sensitive areas, or environmental hazards.

**Slopes:** Most of the land to the north and west of the village is steep and undevelopable. Even within the existing residential area, there are undeveloped lots due to steep slopes. While development is possible in some areas, the cost to develop is prohibitive. A proposed 'Benchland' subdivision for 33 lots above the existing residences was denied in past years due to the high cost per lot.

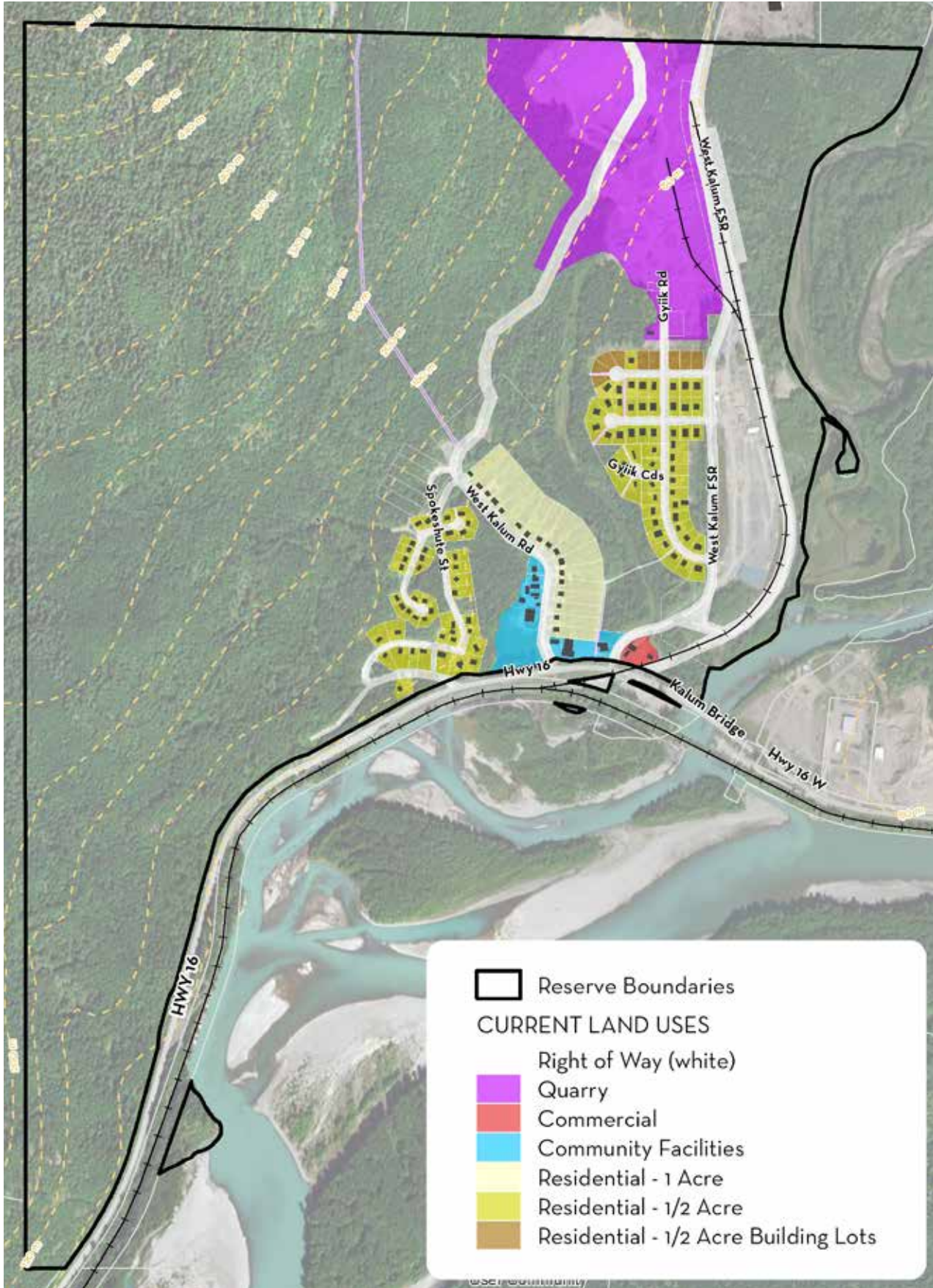
**Floodplain:** The eastern and lower portions of the village are in a flood hazard area. The map below shows the provincially designated<sup>2</sup> 200-year floodplain of the Kalum River. This floodplain includes most of the village centre, recent subdivisions, a quarry area, and a recently developed lay-down yard adjacent to a new rail spur.

**Culturally sensitive areas:** Kitsumkalum Village is a historic village site. There are several sites of cultural significance, including known archaeological sites and other important sites that require protection.

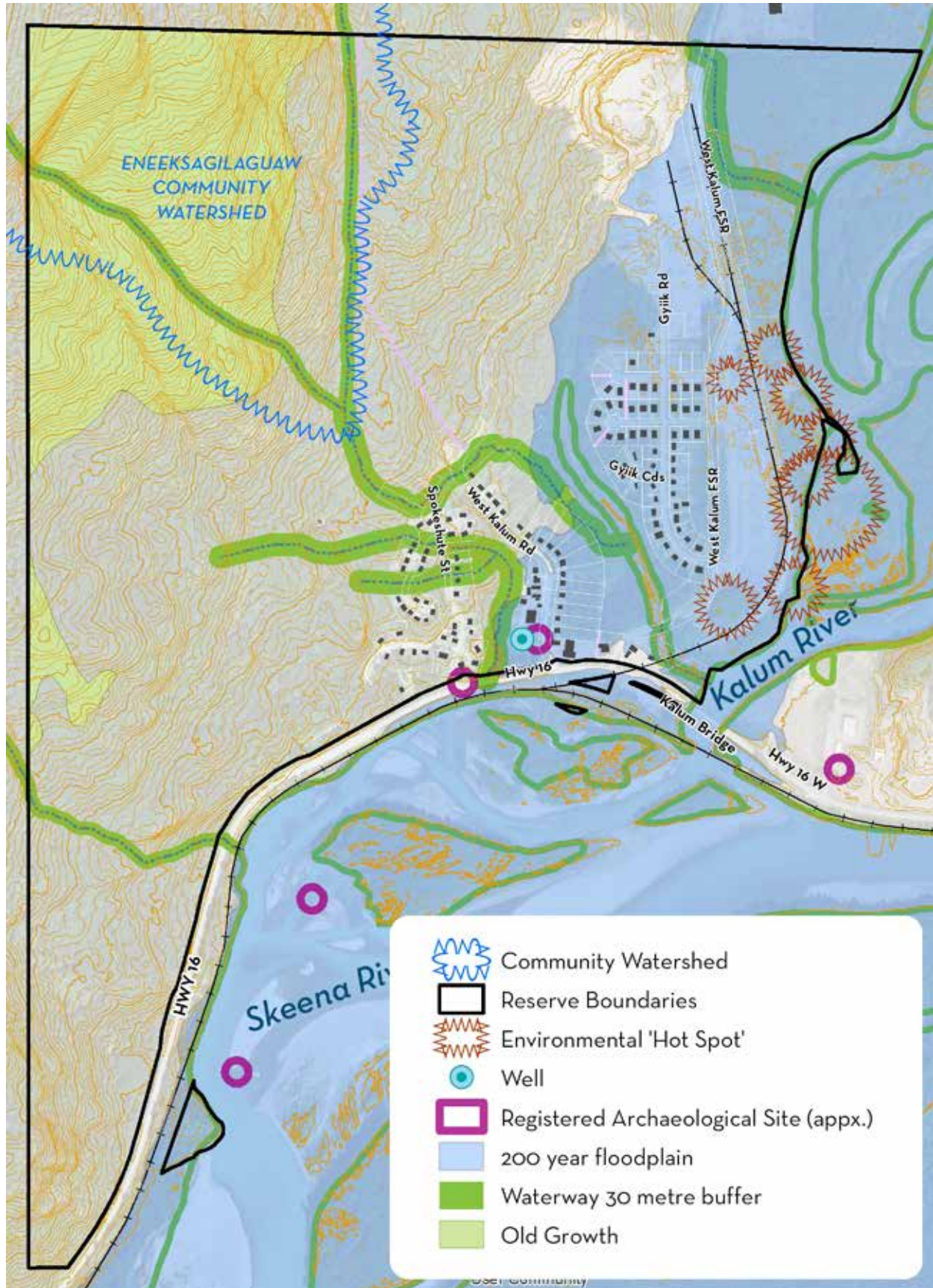
**Environmental 'hot spots':** There are also several environmental "hot spots" on the east side of Kitsumkalum and along the west bank of the Kalum River. These hot spots are sites of concern due to past resource development operations (primarily logging activity), and include issues such as erosion and possible contamination.

<sup>2</sup> Designation date December 3, 1987.

Map: Kitsumkalum - Current Land Uses



Map: Kitsumkalum - Development Constraints





## 8. Zimacord

Zimacord is located approximately six kilometers west of Kitsumkalum Village and about ten minutes' drive from the City of Terrace. The total area is approximately 30 hectares (74 acres). While most of the land is undeveloped, there are two occupied houses on this reserve. These houses have their own wells and septic fields.

Kitsumkalum community members have identified hunting, trapping and gathering as land use interests in this area. Cultural heritage is also an important value in this area. Past traditional use studies have identified traditional dwellings and archaeological sites that may have cultural significance.

Much of Zimacord is forested. The forest is composed of primarily second growth stands ranging from 40 to 80 years of age. A very small portion of Zimacord is designated as Agricultural Land Reserve.

### EXISTING INFRASTRUCTURE AND FACILITIES

There are no community facilities located at Zimacord.

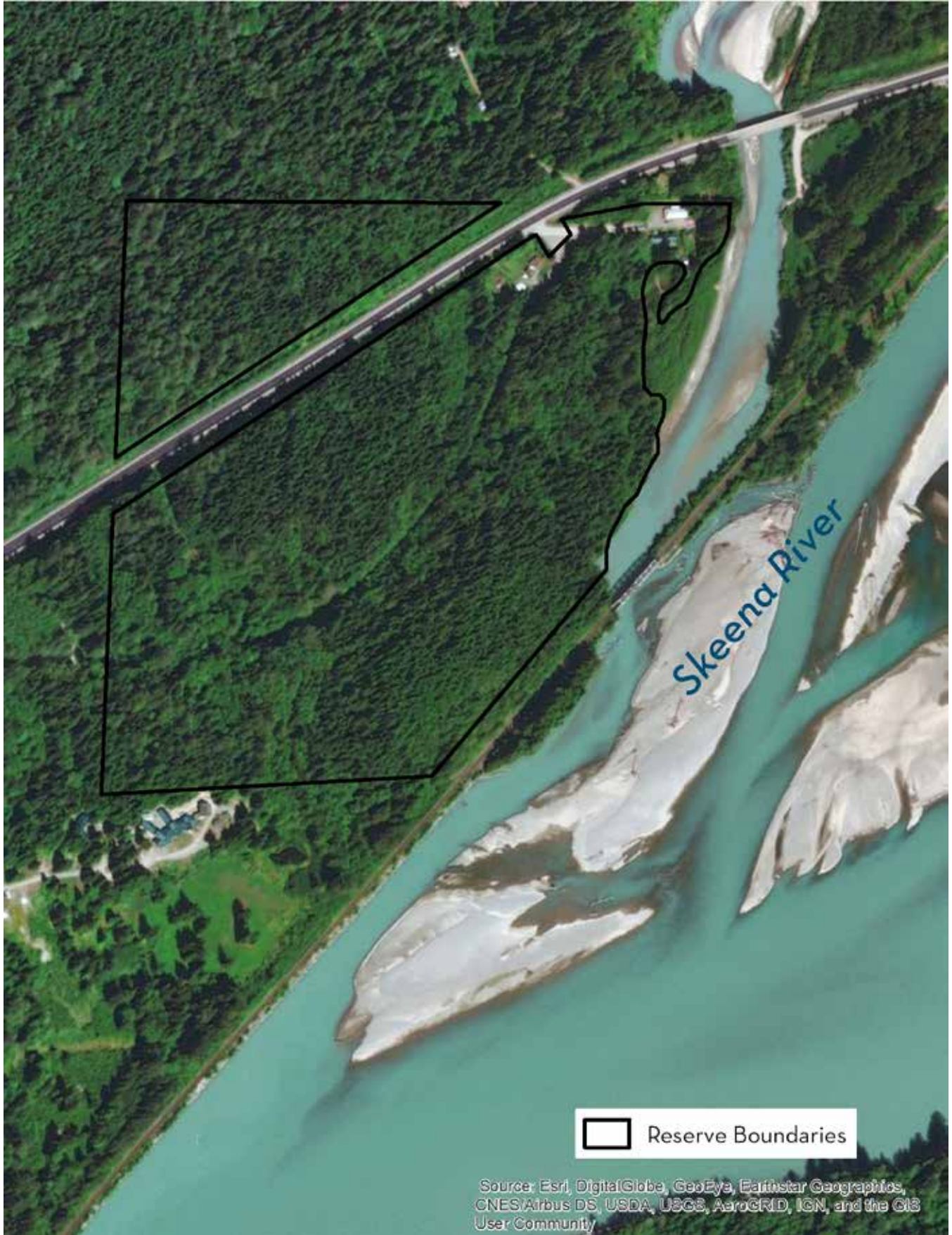
Zimacord has two existing wells for its two residents. One well is functioning, while the other is contaminated. Our public works staff member is currently delivering water to the resident that is without potable water.

### EXISTING LAND USES AND CONSTRAINTS

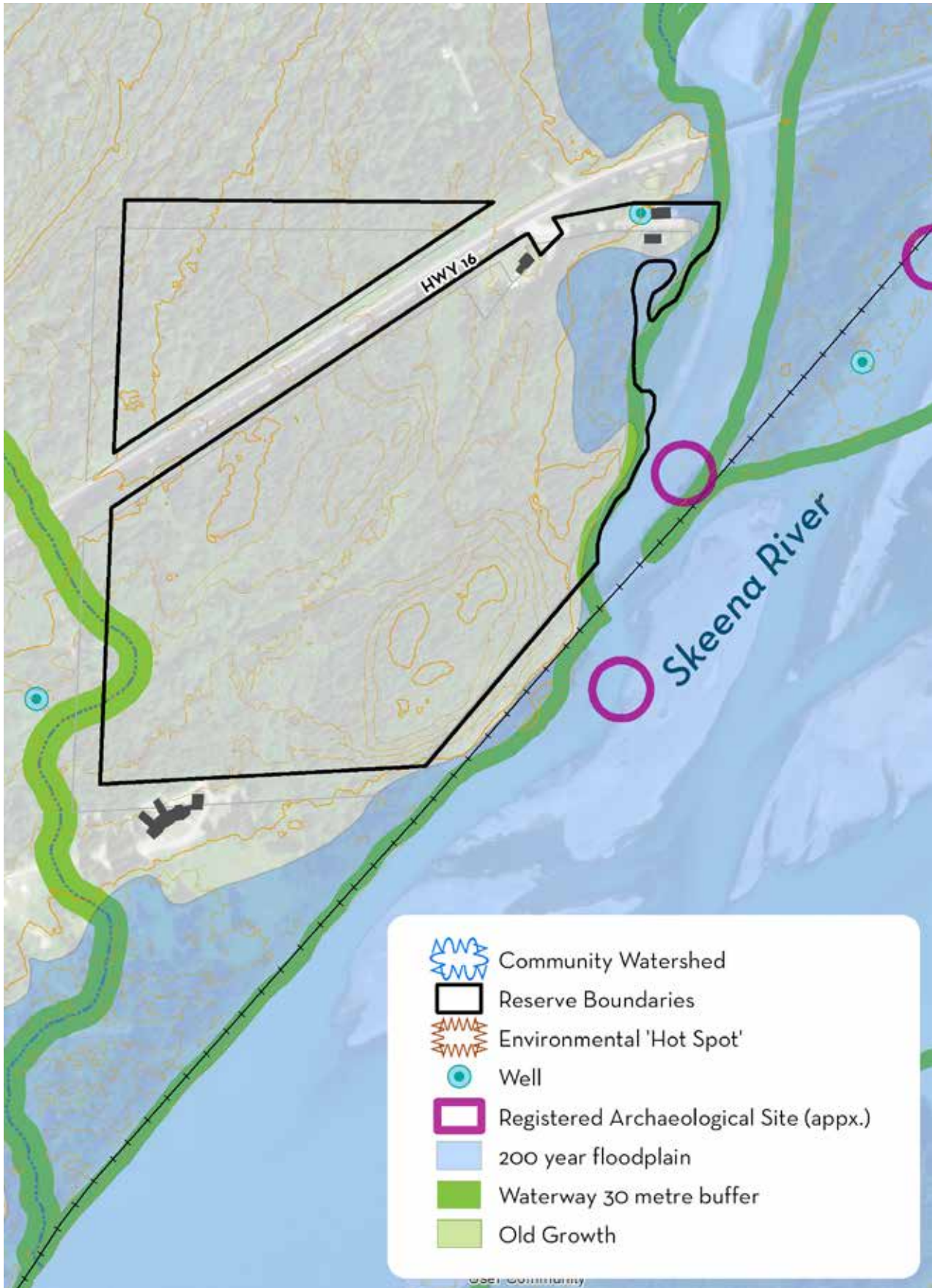
The map shows the residences on Zimacord and the adjacent fishing lodge (in red). Most of the land is undeveloped, slightly sloping, and above the historic 200-year floodplain.

Our 2001 Physical Development Plan suggested that Zimacord is a possible location for community expansion, and feedback from community members during both our Treaty Land Use Plan and this process also identified this potential use. However, Zimacord has an extremely high water table. This poses major challenges for future development, as it means that the provision of infrastructure and services (e.g., septic) would be difficult and therefore likely cost prohibitive. For this reason, a preliminary subdivision application that was proposed in the 1980s did not proceed due to ground/surface water constraints.

**Map: Zimacord**



Map: Zimacord - Development Constraints



## 9. Robin Town (Dałk Gyilakyaw)

Dałk Gyilakyaw is also a historic site. It's where our name "the People of the Robin" comes from, which is why we often call this reserve "Robin Town". The original village was located at the canyon on the west side of the Wil kxaal da awks (Kitsumkalum River), and was used year round. In the late 19th century, most of our ancestors moved to Kitsumkalum Village at the mouth of the river or to Spa Xsuutks (Spokeshute - Port Essington), and Dałk Gyilakyaw was largely abandoned. Due to a forest fire after the village was abandoned, the buildings and carvings at the site were lost.

In addition to the historic and cultural significance of Dałk Gyilakyaw, the 74-hectare (183 acre) reserve is used by community members as a gathering, fishing and hunting area. It is located approximately seven kilometers north of Kitsumkalum Village, and is accessible via the West Kalum Forest Service Road. A 40-hectare (100 acre) Interim Treaty Agreement (ITA) land parcel will ultimately connect Dałk Gyilakyaw to Kitsumkalum Village.

A significant portion of Dałk Gyilakyaw was logged in the past and it is now largely covered in second-growth forest. Commercial forestry has since occurred on the western portion of the reserve, but the area around the village site has not been logged.

During the Treaty Land Use Plan process and the 2001 Physical Development Plan process, our members expressed interest in Dałk Gyilakyaw becoming home to a new village site. However, because of the area's cultural importance and archaeological significance, any future development would need to protect cultural heritage resources, including the old village site. An existing bench provides a natural break between the western portion of this reserve and the eastern portion closer to the Kitsumkalum River. It has been suggested that new community development could take place on this upper bench, thereby leaving the location of the historic village protected. Extending services and/or providing services and infrastructure to the area would be extremely expensive.

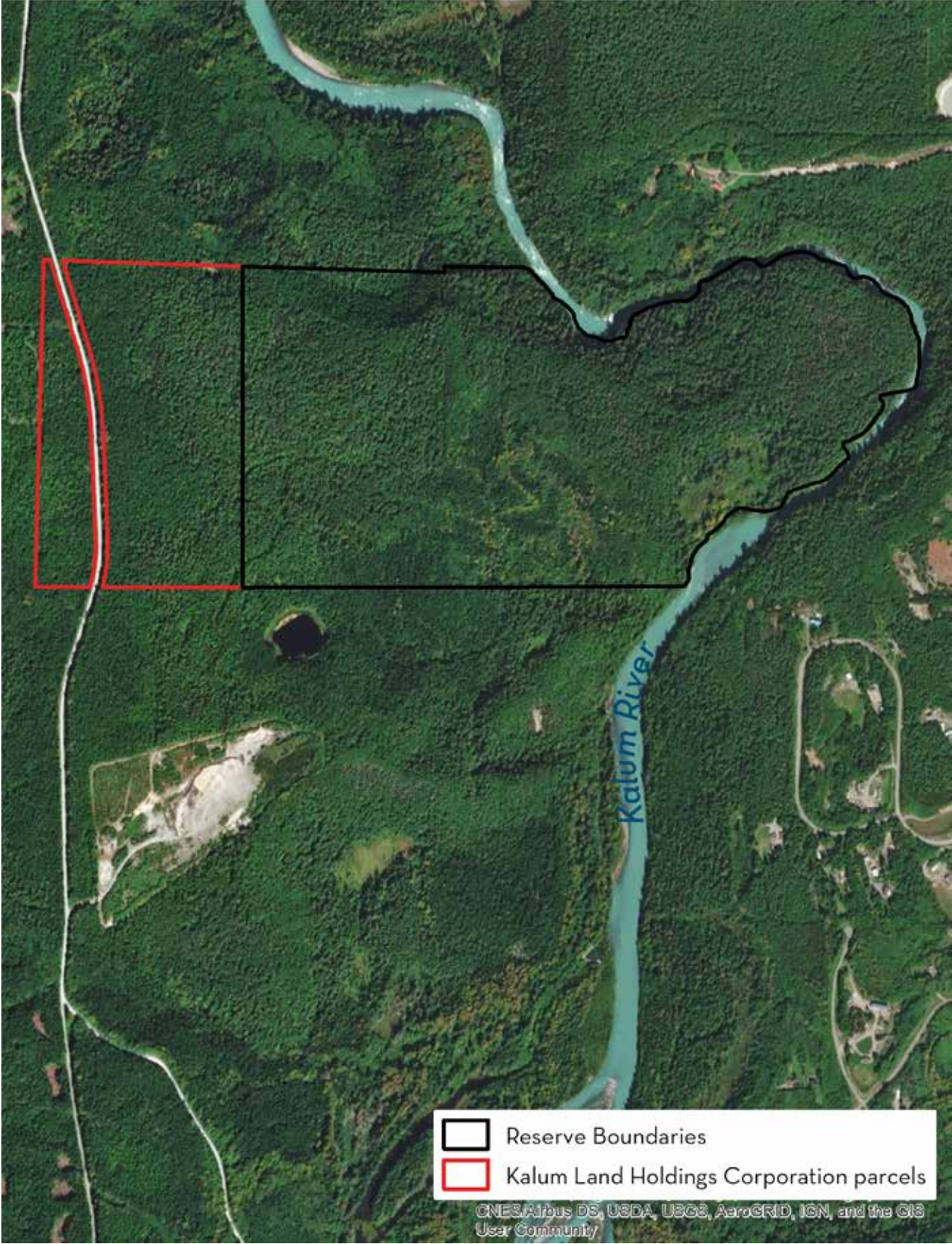
### EXISTING INFRASTRUCTURE AND FACILITIES

There are no community facilities located at Dałk Gyilakyaw.

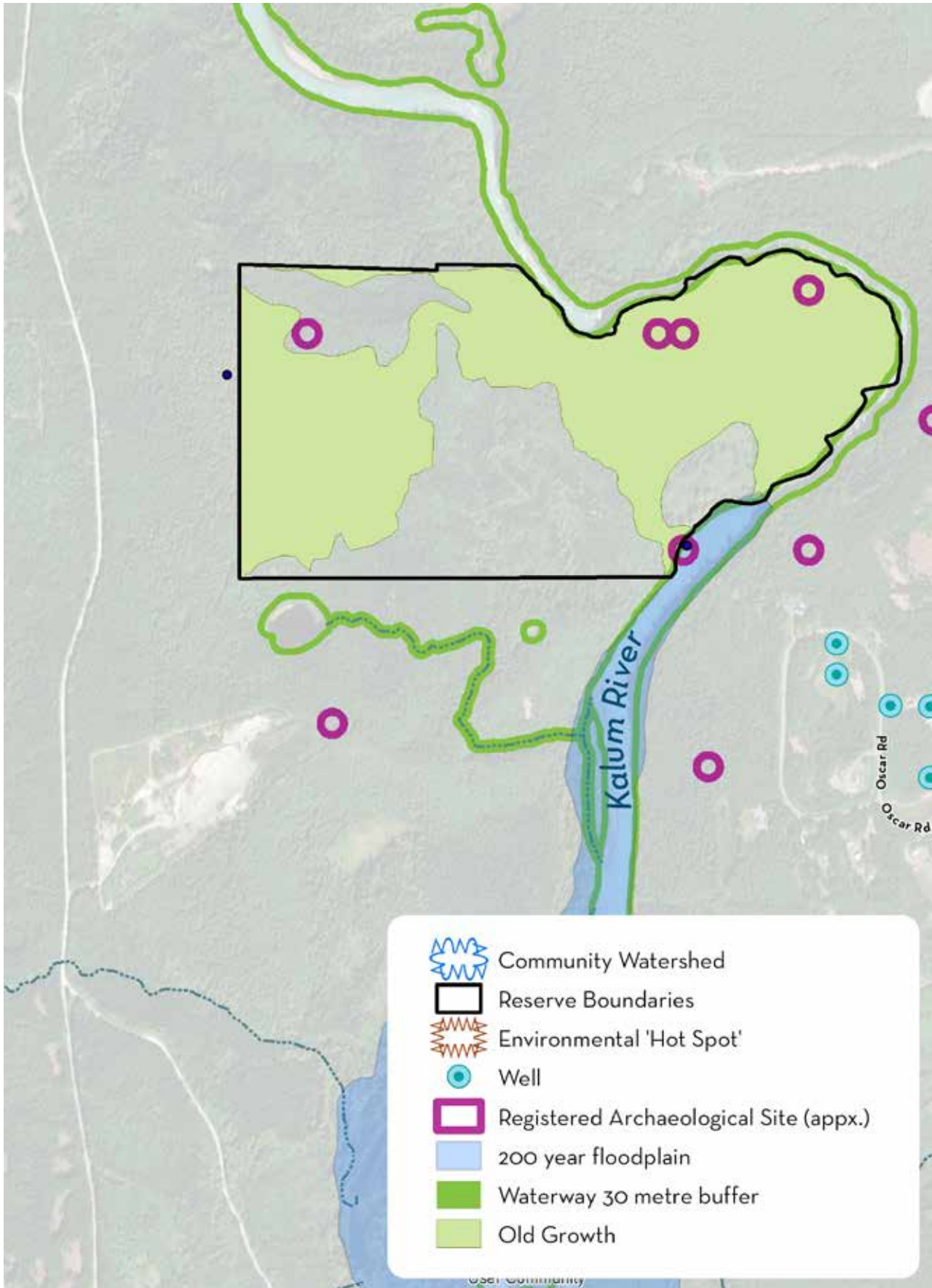
### EXISTING LAND USES AND CONSTRAINTS

The maps show the boundaries of Dałk Gyilakyaw and the adjacent lot owned by Kitsumkalum holdings. This area has several known archaeological sites, and many other significant culturally sensitive features which are not shown on the map below. The area is not within the historic 200-year floodplain and is gently sloping.

Map: Dałk Gylakyaw



Map: Dałk Gyilakyaw - Development Constraints



## 10. Spa Xsuutks (Spokeshute - Port Essington)

Spa Xsuutks (Spokeshute – Port Essington) is located on the south bank of the Skeena River, where the Skeena meets the Ecstall River. Jointly administered by Kitselas First Nation, this reserve is of considerable cultural and historic importance to Kitsumkalum. Kitsumkalum people have always relied heavily on the coastal areas near Spa Xsuutks, and today, this reserve is an important coastal connection. The reserve land itself is a traditional resting area, commonly referred to as “Fall Camp”, where historically, Kitsumkalum people would rest before journeys.

During the Omineca Gold Rush, the Skeena River became a route to the new goldfields, and the town of Port Essington was established at this site. Port Essington became a cannery town that was at one point the largest settlement in the region. The first cannery was built in 1876, and by the early 1900s, there were seven canneries in the area. The town was also home to a Hudson’s Bay Company store known as the Skeena Post, a hotel, a town hall, and other amenities. Many Kitsumkalum people lived at Port Essington leading to and during the cannery years, as did many Kitselas people. In addition, the town had a large European, Japanese, and Chinese population.

In 1914, the Grand Trunk Pacific Railway was completed along the north bank of the Skeena River, opposite Port Essington. Port Essington gradually became less commercially relevant as riverboat traffic was replaced with rail traffic. By the 1950s, very few people were living in Port Essington, and the canneries had shut. A series of fires in the 1960s further damaged the town, and today, it is commonly considered a “ghost town”.

Kitsumkalum members have expressed interest in reconnecting members with the community and exploring limited development opportunities there, including supporting opportunities for cultural and traditional activities. The former town site remains a valued historic site and our draft CCP identifies many potential actions for it and the surrounding area. The CCP also makes it clear how important Spa Xsuutks is to our people – Kitsumkalum is committed to strengthening our connection to this area and the cultural and marine activities it could support.

### EXISTING INFRASTRUCTURE AND FACILITIES

There are no community facilities located at Spa Xsuutks.

### EXISTING LAND USES AND CONSTRAINTS

The map shows the boundaries of Spa Xsuutks and a nearby KLHC (Kalum Land Holdings Corporation) parcel. This area has significant culturally sensitive features which are not shown.



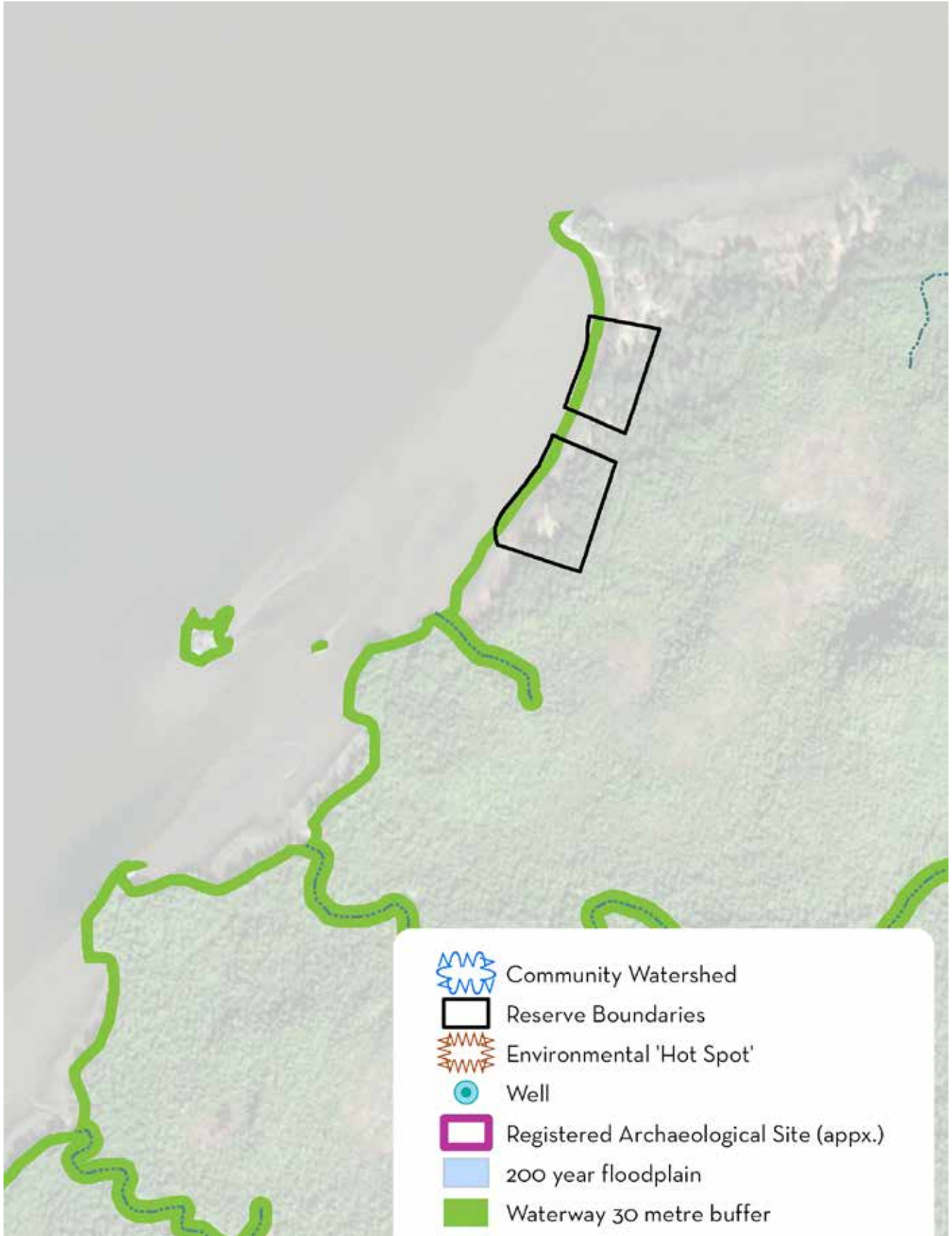
Spa Xsuutks from the water

Map: Spa Xsuutks





Map: Spa Xsuutks - Development Constraints



## 11. Our People

As of 2016, our total registered population was 751, with 249 members living on reserve and 502 living off reserve. According to a 2016 community survey, our on-reserve registered population dropped slightly from 251 in 2006 to 249 in 2016. However, overall the total population at Kitsumkalum Village increased from 281 to 331.

Looking at the big picture, some population trends of note include:

- Kitsumkalum’s off-reserve population is growing faster than our on-reserve population, and will continue to do so in the future if current trends continue. This is likely in part due to the lack of availability of on-reserve housing.
- Kitsumkalum members who live off-reserve primarily live in Terrace, Prince Rupert and Vancouver.
- Kitsumkalum’s on-reserve non-member population has grown faster than the on-reserve member population.
- Kitsumkalum’s population growth rate for on-reserve members is relatively slow, but steady.
- Kitsumkalum’s overall historical growth rate (on- and off-reserve) has been about 1.5%-2% per year.

The table provides a breakdown of population growth and projections.

**Table: Kitsumkalum Population and Projections**

	2000 (2000 Community Profile)	2016 (2016 Community Survey)	2031 Projection
Total registered membership	592	751 <i>(1.6% annual growth rate since 2000)</i>	870 - 1010 <i>(between 1 -2% annual growth)</i>
% members living on-reserve	37%	33%	<i>assumption: 33%</i>
On-reserve members	221	249	290 – 335 <sup>3</sup>
Off-reserve members	371	502	583 - 677
On-reserve population including non-members	281	331	388 – 446

<sup>3</sup> The increase in on-reserve population of members is dependent on having sufficient housing to accommodate the increase. As it does with on-reserve population increases with non-members.

## 12. Our Housing

Finding land suitable for housing remains an ongoing challenge for Kitsumkalum. While we have seen the development of 33 new homes over the past 15 years, we currently have approximately 20 active applications on our housing waitlist. Funding new housing development is also a challenge for the Housing Department, as the department is currently in arrears.

**Table: Kitsumkalum Housing Projections**

	2000 (2000 Community Profile)	2016 (2016 community survey)	2031 Projection
On Reserve Population	281	331	388 – 446
On-Reserve Housing Units	82	115 (109 single family homes, 3 duplexes)	135 – 160 (20 - 45 additional units)
Average people per household	3.43	2.88	<i>assumption: 2.8</i>
Housing needed		20 (based on wait-list)	40 – 65 (2016 wait-list + demand from population increase)

Currently, there are seven undeveloped lots available in the Gyiik North located immediately adjacent to Kitsumkalum Public Works land and the quarry. Some members have raised questions about their suitability for the development of new homes – the quarry is responsible for considerable dust, noise and vibration issues. While the lots in Gyiik North could be better buffered and protected by increasing the height of an existing protective berm, it is likely that these issues will persist.

One previously proposed subdivision, the Benchlands Subdivision (33 lots), was not developed given the high costs of road building, development on steep slopes, and the required relocation and/or repair of the community’s existing water tanks to provide adequate water pressure for the subdivision.



There are several other lot subdivision and infill opportunities that could be explored:

- The development of a new administration building and/or school facility that consolidates existing building functions could provide land for new residential development.
- Through infill development, eight lots could be created by subdividing some existing 1-acre properties near the village centre. However, several of these lots are held by members through Certificates of Possession, which means that they have ownership rights to their properties. If they desire, these members could potentially subdivide their lots and sell the new parcels to other band members, or to the band itself. They could also subdivide for the purpose of creating new housing for their own family members. Current CP holders may not be aware of these options. A next step for the Lands Department and/or the Housing Department would be to consult with CP holders to determine if there is any interest in these options. Some members who owned subject properties and who attended the project Open House were supportive of the idea.
- A potential 8-lot extension of Gyiik subdivision along the West Kalum Forest Service Road has also been identified. Lots would require surveying and servicing. To avoid potential issues with the light industrial land across the road from the potential lots (i.e., the former lay down area), some buffering (planting and berms) of the light industrial land would be required, along with strict limitations on the types of activities that could be permitted in future in that area (see the Land Use Development Guidelines section).

During community engagement, it became clear that some residents on adjacent lots are not clear on where their property boundaries are. To avoid conflict in future should this area eventually be developed, it is advised that steps be taken now to ensure that the existing residents in this area are informed where their land parcels end.

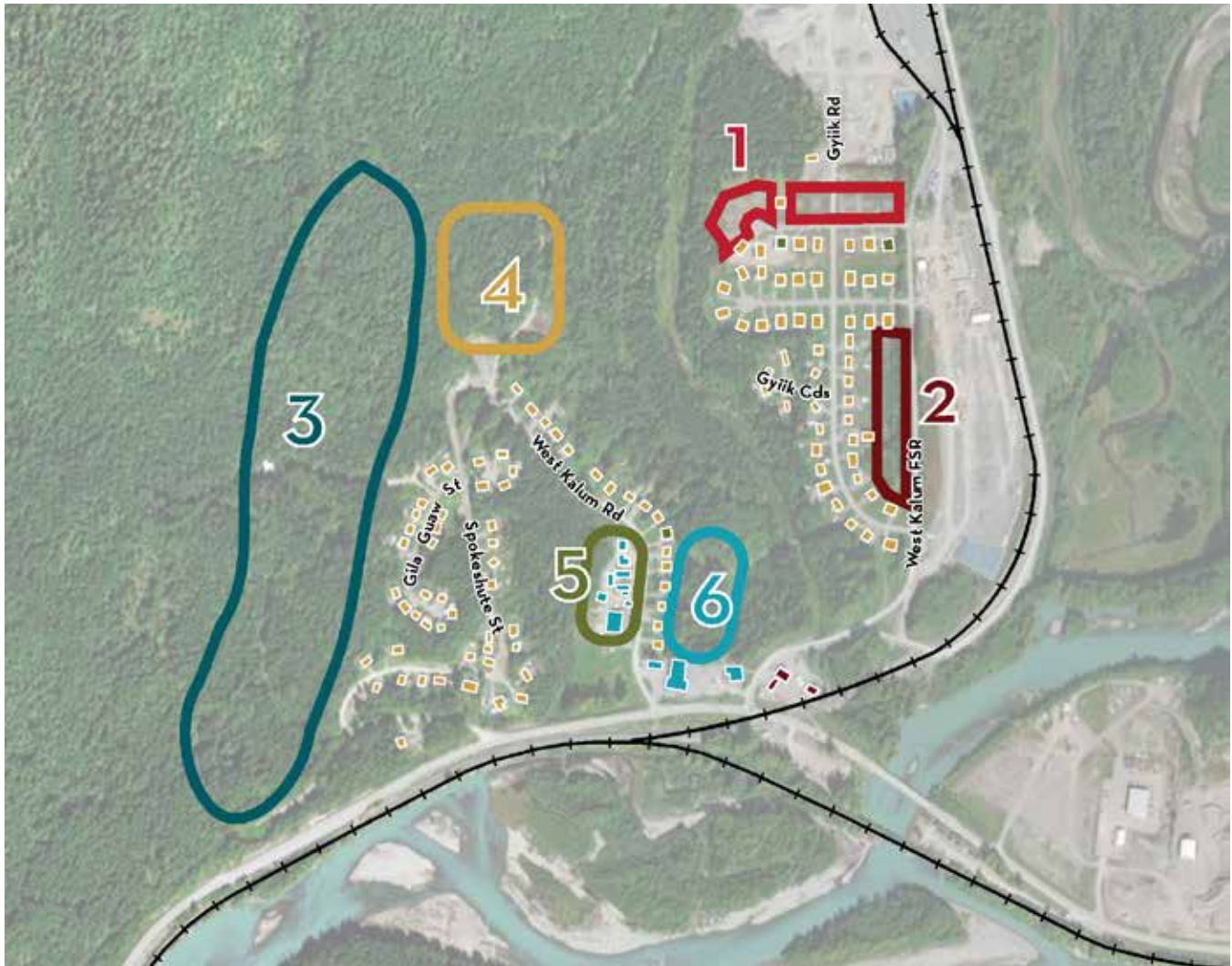
**Table: Kitsumkalum Residential Development Possibilities**

Location	Potential New Units (65 to 90 total)	Pros	Cons
1. Gyiik North	7	<ul style="list-style-type: none"> <li>• Serviced and ready to go</li> </ul>	<ul style="list-style-type: none"> <li>• Next to quarry: dust, noise, vibration issues</li> </ul>
2. Gyiik East	8	<ul style="list-style-type: none"> <li>• Flat terrain</li> <li>• Close to existing services</li> </ul>	<ul style="list-style-type: none"> <li>• Near lay-down area, train, etc.</li> </ul>
3. Benchlands	30 to 36	<ul style="list-style-type: none"> <li>• Away from quarry and industrial areas</li> </ul>	<ul style="list-style-type: none"> <li>• Expensive to develop on slopes</li> <li>• Requires water reservoir to be moved and rebuilt</li> </ul>
4. Old quarry road	8 to 12	<ul style="list-style-type: none"> <li>• Away from quarry and industrial areas</li> </ul>	
5. Village Heart consolidation	6 (or 20 to 30 if apartments)	<ul style="list-style-type: none"> <li>• Ready connection to services</li> <li>• Central location</li> </ul>	<ul style="list-style-type: none"> <li>• Requires existing community buildings to be consolidated</li> </ul>
6. Village Heart subdivision of existing lots	7	<ul style="list-style-type: none"> <li>• Ready connection to services</li> <li>• Central location</li> </ul>	<ul style="list-style-type: none"> <li>• Requires subdivision of existing house lots, interest from and voluntary participation by CP holders</li> </ul>

As noted earlier, a previous study carried out by Urban Systems did not recommend the Zimacord reserve for additional residential development given limited services (no sewer or water) and the

area's high water table, which makes development and septic servicing difficult. For this reason, Zimacord was not included in the list of residential housing development options discussed above.

**Map: Kitsumkalum Residential Housing Development Site Possibilities**



During Land Use Plan engagement, members and staff were asked about what types of housing are needed in the community. Elders housing, which could range from multi-unit supported and independent living apartments to smaller clusters (“mini villages”) of small, single story homes (i.e., 600 – 800 square feet), was ranked first.

Elders housing was followed by multi-family housing, or apartment/town home style housing for single people (including young people and elders) and couples ranked second.

Smaller lot housing (some existing lots are 1 acre) and triplex or duplex-style housing was also identified as a housing type to explore at Kitsumkalum.

For all types of housing, members thought that a mix of rental (including some subsidized units) and owned units should be sought. Providing housing for the full spectrum of life - singles, family, elders (independent and supported) – was of particular interest to members.




### 13. Our Infrastructure and Facilities






Water is supplied by a well and treated by the Kitsumkalum Water Treatment Plant. Sewage service is operated by the city of Terrace. The water system likely requires some upgrades, as the tanks above the village are known to be leaking and water pressure to houses at higher elevations is inadequate (i.e., the tanks need to be moved up the slope to improve pressure).

Eneeksagilaguaw Creek is a provincially designated Community Watershed located on Kitsumkalum Mountain, northwest of Kitsumkalum Village. It is the backup water supply for our community. The creek has been steadily drying up since the mid to late '70s to the point that it is virtually dry between May and October. This strongly suggests a need to develop a new backup water supply.

There are several community facilities located at Kitsumkalum Village. The table provides an overview of community facilities and repair/upgrade needs based on a 2017 facilities assessment.

**Table: Kitsumkalum Village Facilities**

FACILITY	OVERVIEW	UPGRADE NOTES	
<b>Band Administration Office</b>	Built in 1980, this building is considered too small to accommodate Council and staff needs, and is inaccessible to those with disabilities.	<ul style="list-style-type: none"> <li>• Est. life expectancy: 13 yrs</li> <li>• Building Envelope Condition Assessment: \$18,000</li> <li>• Replace air-to-heat pump: \$8,000</li> </ul>	
<b>Kitsumkalum Community Centre</b>	Built in 1996, our community centre is in good shape, needing only minor improvements.	<ul style="list-style-type: none"> <li>• Est. life expectancy: 29 yrs</li> <li>• Emergency back-up power to building: \$30,000</li> <li>• Replace interior and exterior light fixtures: \$18,500</li> <li>• Install air-to-heat pump for upper mezzanine: \$8,000</li> </ul>	
<b>Kitsumkalum Economic Development Building</b>	Small building home to Kalum Ventures Ltd which manages forestry operations and Kitsumkalum Economic Development Group which manages quarry operations. It also houses the Band Administration's Lands and Fish and Wildlife departments.	<ul style="list-style-type: none"> <li>• Est. life expectancy: NA</li> </ul>	

FACILITY	OVERVIEW	UPGRADE NOTES	
Treaty Office	Located in two small buildings, this facility is considered too small and substandard. Proposals to develop a new professional building to house Treaty and General Band Administration have been raised over the years.	<ul style="list-style-type: none"> <li>Est. life expectancy: NA</li> </ul>	
Kitsumkalum Health Centre	Built in 2013, this facility is Kitsumkalum's newest building. It provides health care services to the Kitsumkalum community, and has space for a community policing officer. It is managed by FNHA.	<ul style="list-style-type: none"> <li>Est. life expectancy: NA</li> </ul>	
Na Aksa Gyilak'yoo Learning Centre	Built in 1975, this facility needs major upgrades and/or replacement.	<ul style="list-style-type: none"> <li>Est. life expectancy: 15 yrs</li> <li>Install energy-efficient lighting outside: \$2,500</li> </ul>	
Gila Kyew Nluulk Daycare and Headstart	Built in 1980, the facility needs repairs. Proposals to build additional indoor space have been suggested, and the roof needs to be replaced.	<ul style="list-style-type: none"> <li>Est. life expectancy: 13 yrs</li> <li>Conduct study to replace building or add more space: \$60,000</li> <li>Replace asphalt roofing: \$14,000</li> </ul>	
Public Works – Maintenance	A maintenance compound is located south of the Quarry. It includes an old Quonset hut which is in a poor state of repair and requires replacement soon.	<ul style="list-style-type: none"> <li>Est. life expectancy: 10 yrs</li> <li>Replace south-entry stairs, install landing, steps, and handrails: \$1,800</li> </ul>	
Water Treatment Building	This facility was built in 2001 and is in good condition. Some repairs are needed to bring the building up to code.	<ul style="list-style-type: none"> <li>Provide a gas meter block: \$600</li> <li>Install shower in chlorine room: \$2,000</li> </ul>	

Given Kitsumkalum’s very limited serviced land base, opportunities for consolidating facilities in a new multi-purpose community building should be explored. This idea is supported by many community members. It was one of the most popular and most frequently mentioned points of discussion at both open house events.

Opportunities exist to consolidate Kitsumkalum administrative and government functions into a single building (i.e., Band Administration, Housing, Treaty, Lands and Resources, Fish and Wildlife, Economic Development/Kalum Ventures Ltd., and Public Works in a single facility). Such a community complex could also include a new school building and daycare. Examples of similar multipurpose buildings can be found throughout BC and across the country.

Some work has been carried out on the siting and potential development of a new school for our community.

Members and staff were asked about what facilities and infrastructure Kitsumkalum should prioritize during Land Use Plan engagement. Community support for a new Administrative Centre that would bring all our offices and Council chamber under one roof and create new program and community space (e.g., Cultural Centre, daycare) received the most support. It was following by street upgrades (e.g., sidewalks, streetlights, stormwater drainage).

In terms of community land use goals, members prioritized “Improve and expand our community infrastructure & facilities,” as the second most important goal (tied with “Protect our cultural resources”).



Kitsumkalum from the air

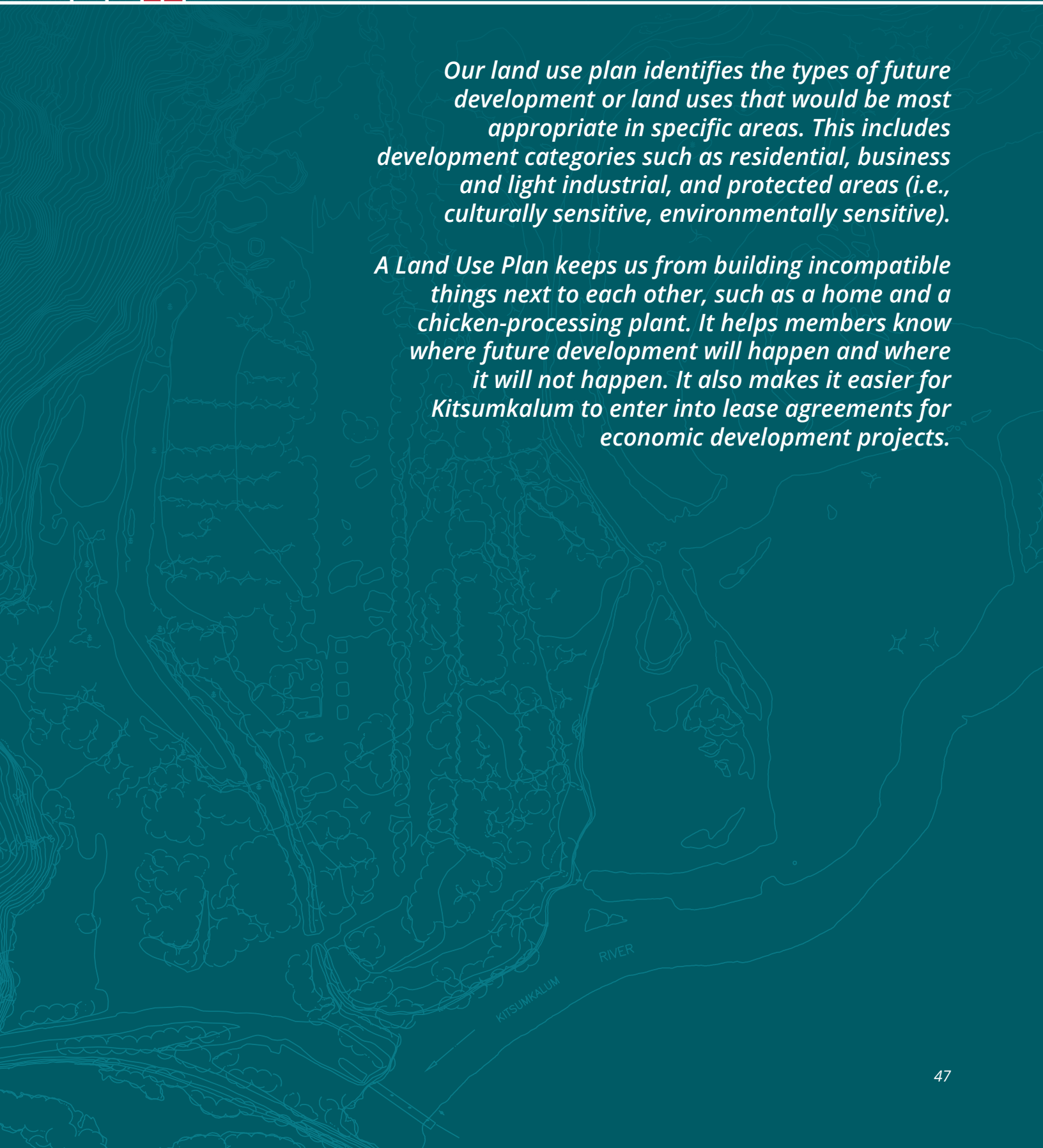




# Future Land Use Areas

*Our land use plan identifies the types of future development or land uses that would be most appropriate in specific areas. This includes development categories such as residential, business and light industrial, and protected areas (i.e., culturally sensitive, environmentally sensitive).*

*A Land Use Plan keeps us from building incompatible things next to each other, such as a home and a chicken-processing plant. It helps members know where future development will happen and where it will not happen. It also makes it easier for Kitsumkalum to enter into lease agreements for economic development projects.*



KITSUMKALUM RIVER

## 14. Land Use Classifications

To help us guide future development and protect sensitive areas, this plan establishes *land use classifications*. Each classification includes a general category of land use or development types, which are described below and shown on *Land Use Classifications* maps. The land classifications are based on current land uses, land attributes and community feedback (members, staff, leadership).

Traditional and cultural uses and activities are supported in all classifications, but some uses (e.g., smokehouses) are subject to community fire safety standards.

### Protected

This classification includes areas that are environmentally or culturally sensitive and should not be developed. Due to the limits of available mapping, the 'Protected' areas shown on the Future Land Use Map may not indicate all culturally or environmentally sensitive areas. The area includes a provincially designated Community Watershed in the north-west corner of Kitsumkalum. Development guidelines included in this plan explain that development procedures should include site-by-site investigations to identify such areas and establish appropriate setbacks and buffers to protect them.

#### *Management objectives*

- *Protect traditional and cultural use sites*
- *Protect known archaeological sites*
- *Protect waterways and sensitive ecosystems, including community watershed areas and old growth forest areas*
- *Protect traditional and cultural uses and activities*

#### *Supported land uses for these areas*

- *Protected environmental areas (e.g., creeks, foreshore, wetlands)*
- *Protected wildlife areas (e.g., den sites, nesting sites)*
- *Protected cultural areas (e.g., traditional use areas, archeological sites)*
- *Traditional and cultural uses and activities*
- *Limited eco-tourism and cultural tourism activities*
- *Habitat restoration, protection and stewardship activities*

### Managed Forest

This classification includes the forested hills and benches above the river and our community. These areas are primarily managed for sustainable forestry and fire hazard mitigation.

#### *Management objectives*

- *Promote and support sustainable forestry; and*
- *Support traditional and cultural uses*

#### *Supported land uses for these areas*

- *Limited timber harvesting*
- *Traditional and cultural uses and activities*
- *Non-timber forest product gathering and harvesting*
- *Limited eco-tourism and cultural tourism activities*
- *Habitat restoration, protection and stewardship activities*

## Village Heart

This classification includes the centre of Kitsumkalum Village, where our community facilities are concentrated. This area will continue to be where we focus the development of community facilities, including some types of housing such as elder’s apartments or social housing.

### *Management objectives*

- *Maintain adequate recreation, cultural and educational services and amenities*
- *Maintain government administrative services*
- *Encourage efficient use of land through infill and densification (e.g., via the development of multi-use facilities)*

### *Supported land uses for these areas*

- *Kitsumkalum program offices (administration and program delivery)*
- *Community facilities (gym, meeting spaces, program offices, youth centre)*
- *Schools (including adult education), daycares*
- *Elders Care facilities and housing*
- *Cultural facilities and buildings*
- *Traditional and cultural uses and activities*
- *Parks and recreation facilities (fields and ancillary buildings)*
- *Housing (multi-family, Elders)*
- *Offices, including non-member leasehold offices*
- *Commercial (e.g., gas station, convenience store)*

## Village Residential

This classification includes both the existing serviced residential areas within Kitsumkalum Village and areas that may be developed in the future for serviced residential building lots.

### *Management objectives*

- *Support members’ housing needs*
- *Encourage a diversity of housing options and tenures*

### *Supported land uses for these areas*

- *Members housing (single family, duplex, triplex, multi-family)*
- *Small-scale community facilities (program offices, daycare, youth centre)*
- *Elders Care facilities and housing*
- *Traditional and cultural uses and activities*

## Rural Residential

This classification includes the two houses that are outside of Kitsumkalum Village at Zimacord. There are no anticipated plans for additional rural residential land development.

### *Management objectives*

- *Support existing member housing*

### *Supported land uses for these areas*

- *Members housing (single family)*

## Economic Development

This classification includes the quarry area, an area south of the quarry area across the West Kalum Forest Service Road from the Gyiik Subdivision (an area many community members refer to as the “former lay down area”), some lands east of the rail spur towards the river, and the Kitsumkalum public works yard adjacent to the quarry. The area also includes the active quarry area (the “Permit Area”). This area can be demarcated as the area directly above (north) of the Kitsumkalum Public Works yard, west of West Kalum Forest Service Road, and east of the Managed Forest land classification. Future quarry expansion and growth is anticipated to move northwards into the KLHC parcel directly abutting Kitsumkalum.

Land uses in these areas include resource extraction, commercial, and light industrial uses. The Economic Development Area Guidelines below recommend master planning for this area and mitigation measures to limit negative impacts on adjacent residential and community uses.

### *Management objectives*

- *Support Kitsumkalum economic development*
- *Minimize impacts of economic activities (noise, dust, vibrations, light pollution) on adjacent residential areas*
- *Minimize impacts of development and activities on adjacent environmentally sensitive areas (e.g. river and riparian areas)*
- *Mitigate exposure to natural hazards (flooding, erosion)*

### *Supported land uses for these areas*

- *Light industrial uses, including, but not limited to, warehousing, general manufacturing and fabrication, food processing, service industrial (e.g., repair shop), offices and sales shops, storage*
- *Quarry activities including excavation of rock face, rock crushing, resource processing and storage, equipment maintenance, and other activities affiliated with the quarry operations in the Permit Area.*
- *Limited quarry activities including rock loading in the former laydown area.*

No heavy industrial uses (e.g., waste incinerators, chemical plants) are permitted in economic development areas.

*Note: Through the land use planning process, the former laydown area was identified as an area with the potential for lighter industrial use such as a business or logistics park over the longer term. Current rock loading activities in the former laydown area preclude other uses from establishing in the area. Exploring alternative rock loading areas should be considered.*

## Right-of-Ways

This includes roads, trails, and utility easements. New right-of-way designations may be added as areas are subdivided and developed.

The chart summarizes appropriate uses for each of our land use areas. Some uses may be permitted outright, while others may be appropriate only if they are subject to certain conditions. These uses are called **conditional uses**. The table shows what uses are appropriate in each of our land use areas, and if there are conditions that need to be met (i.e., conditional uses).

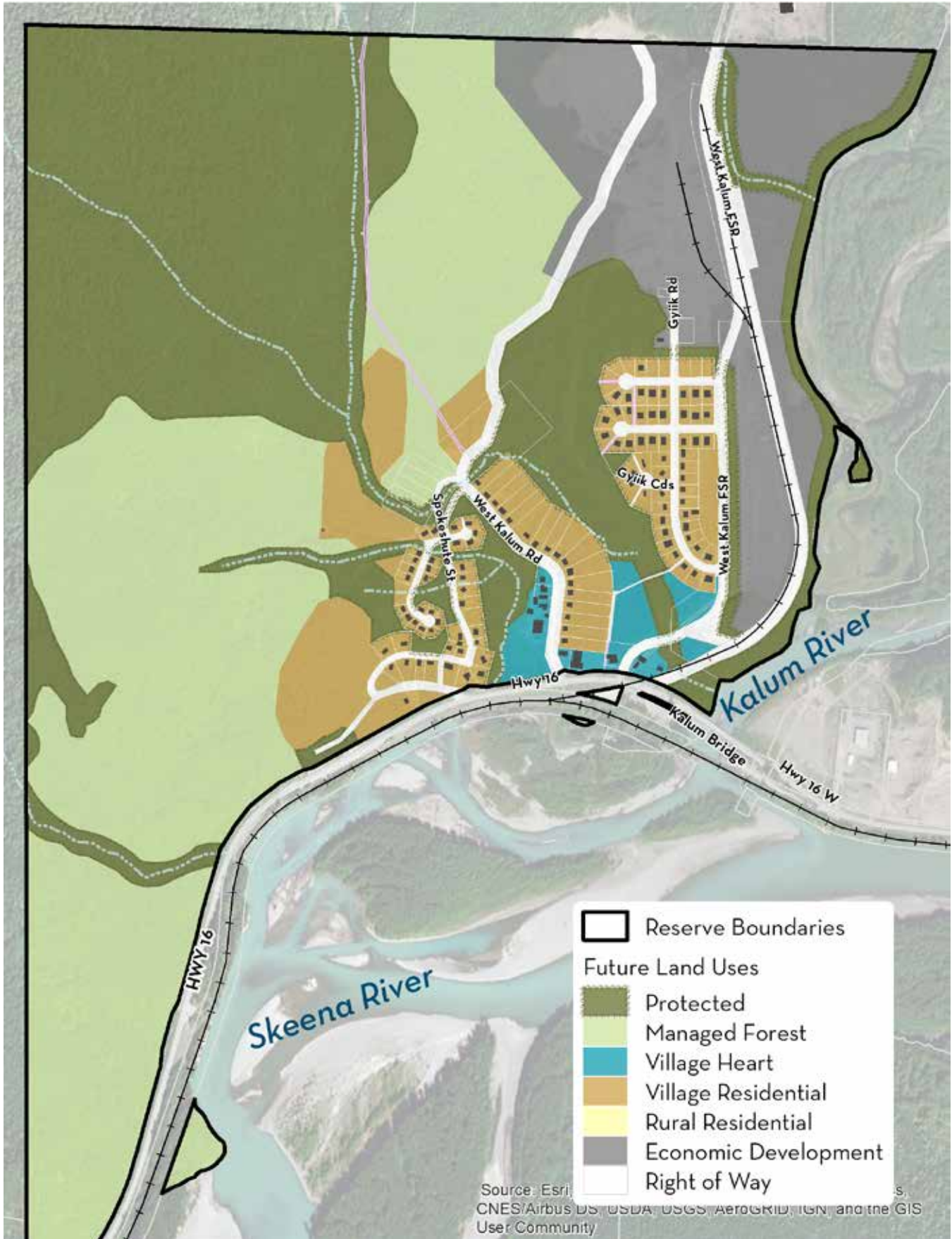
**Table: Land Use Designations and Appropriate Land Uses**

LAND USE	Community Facilities	Commercial	Warehousing & Manufacturing	Resource Extraction and Operations	Multiple Family Residential	Single Family Residential	Forestry	Utilities	Trails & Outdoor Recreational Facilities	Cultural and Traditional Uses
Protected								C <sup>1</sup>	C <sup>1</sup>	Y
Managed Forest							Y	Y	Y	Y
Village Heart	Y	Y			Y			Y	Y	Y
Village Residential	C <sup>2</sup>	C <sup>2</sup>			C <sup>2</sup>	C <sup>2</sup>		Y	Y	Y
Rural Residential		C <sup>2</sup>				C <sup>2</sup>		Y	Y	Y
Economic Development	C <sup>3</sup>	C <sup>4</sup>	Y	C <sup>5</sup>				Y	Y	Y
Right of Ways								Y	Y	Y

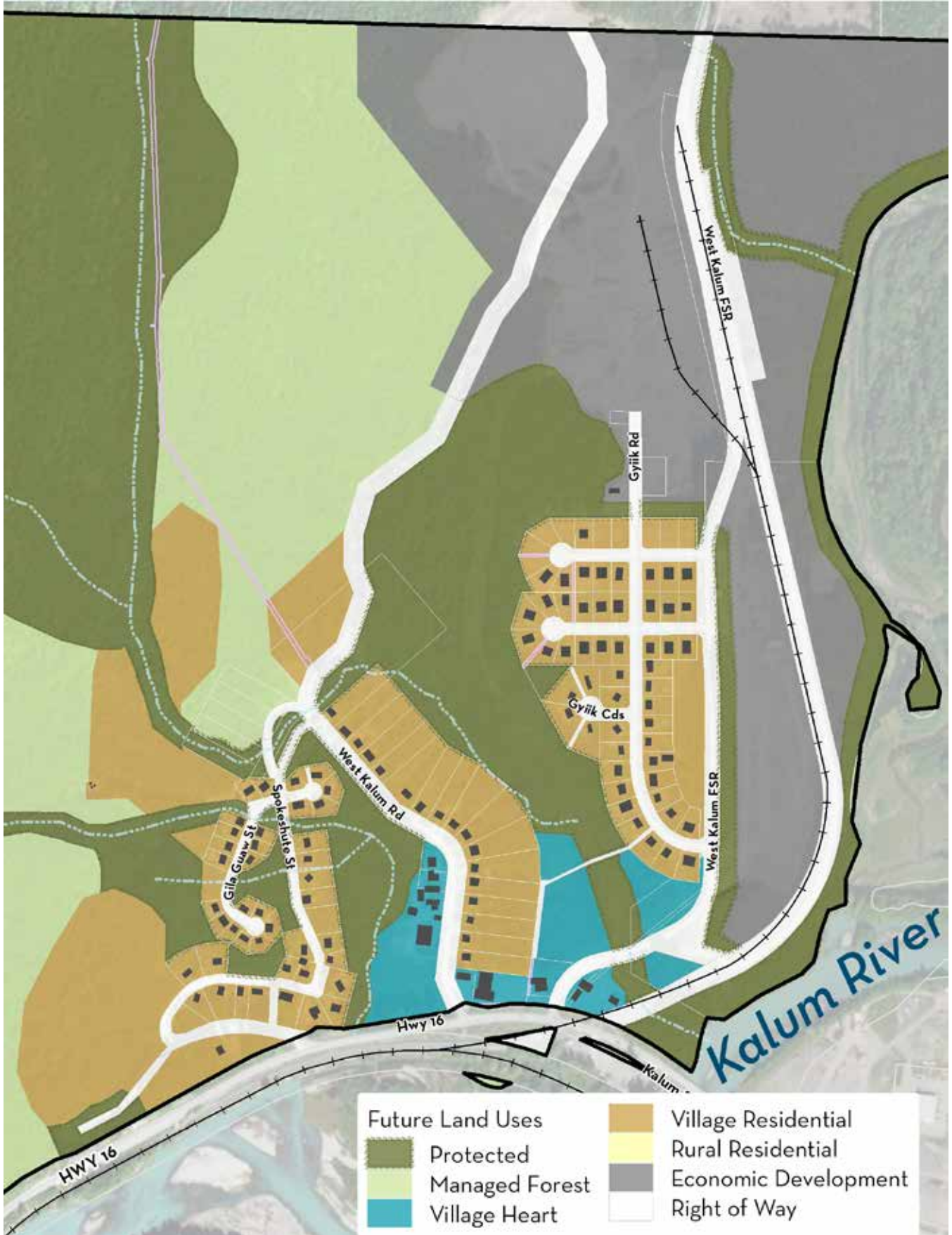
**(C) Conditions**

1. Mitigate and/or minimize impacts on protected / sensitive areas.
2. Roads and services must be adequate for proposed use
3. Maintenance and Operations only (e.g. Public Works)
4. Offices and services only (i.e., no retail)
5. In quarry Permit Area only (i.e., not in former lay down area – see Economic Development land classification for description of quarry development area)

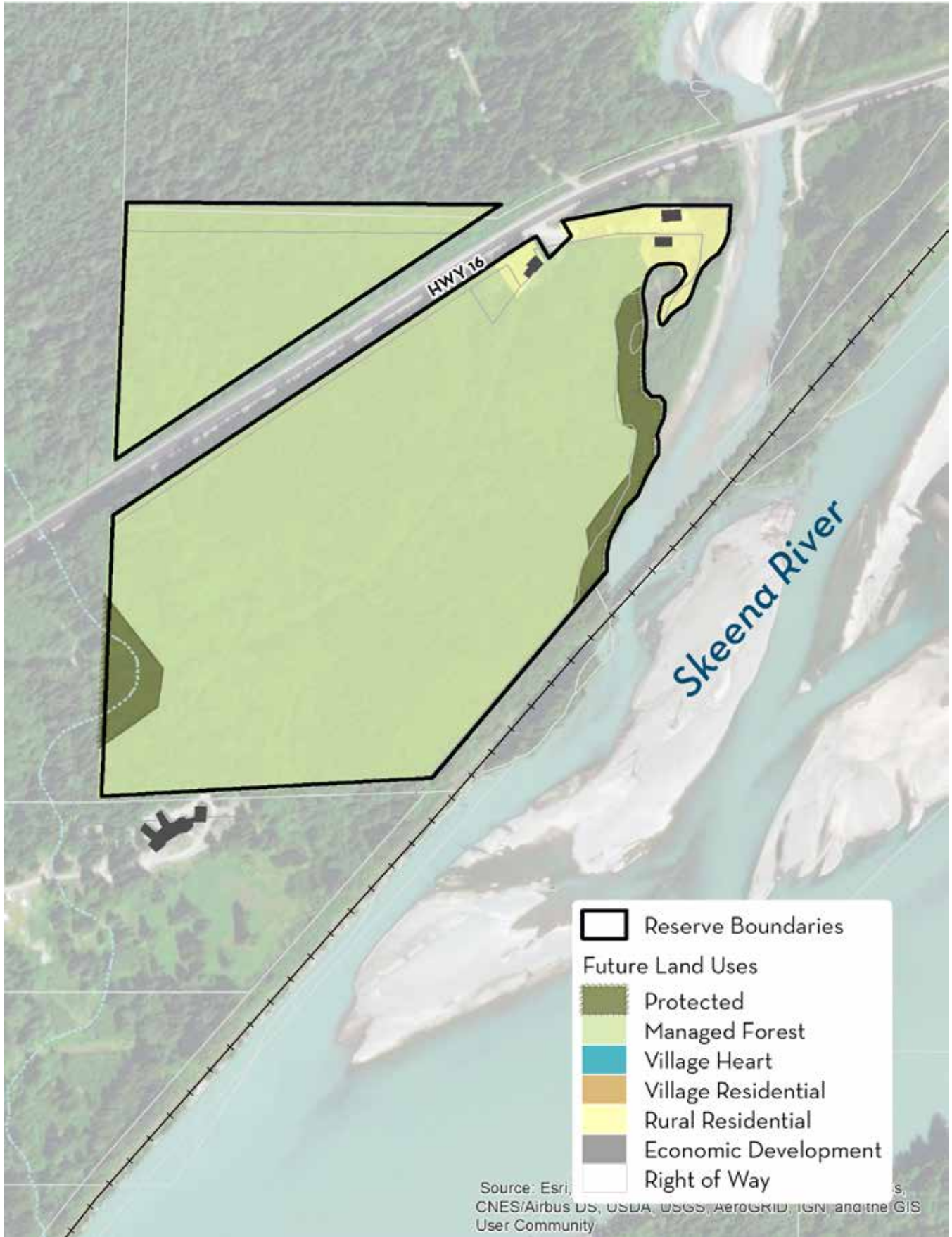
Map: Kitsumkalum Land Use Classifications



Map: Kitsumkalum Village Land Use Classifications

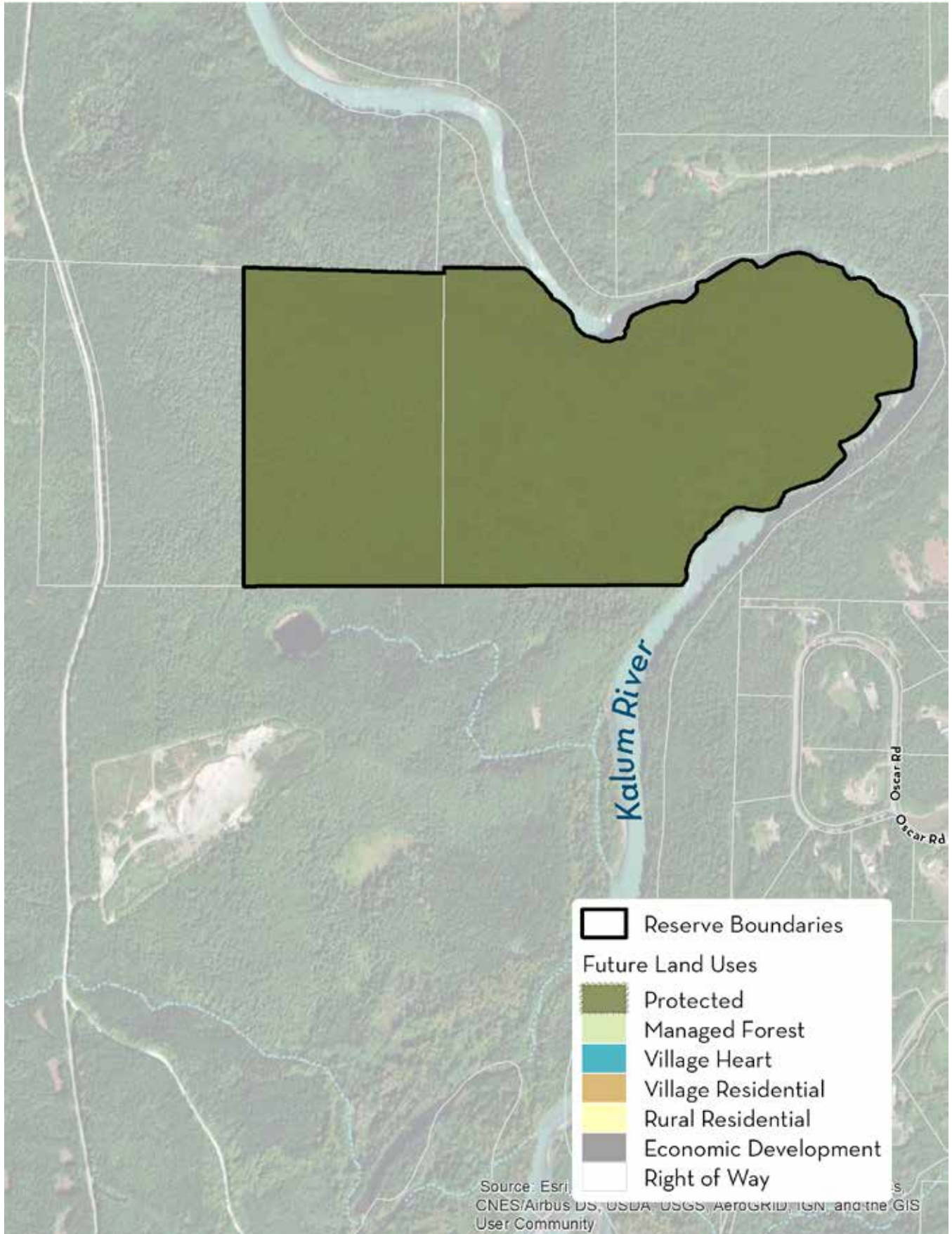


**Map: Zimacord Land Use Classifications**

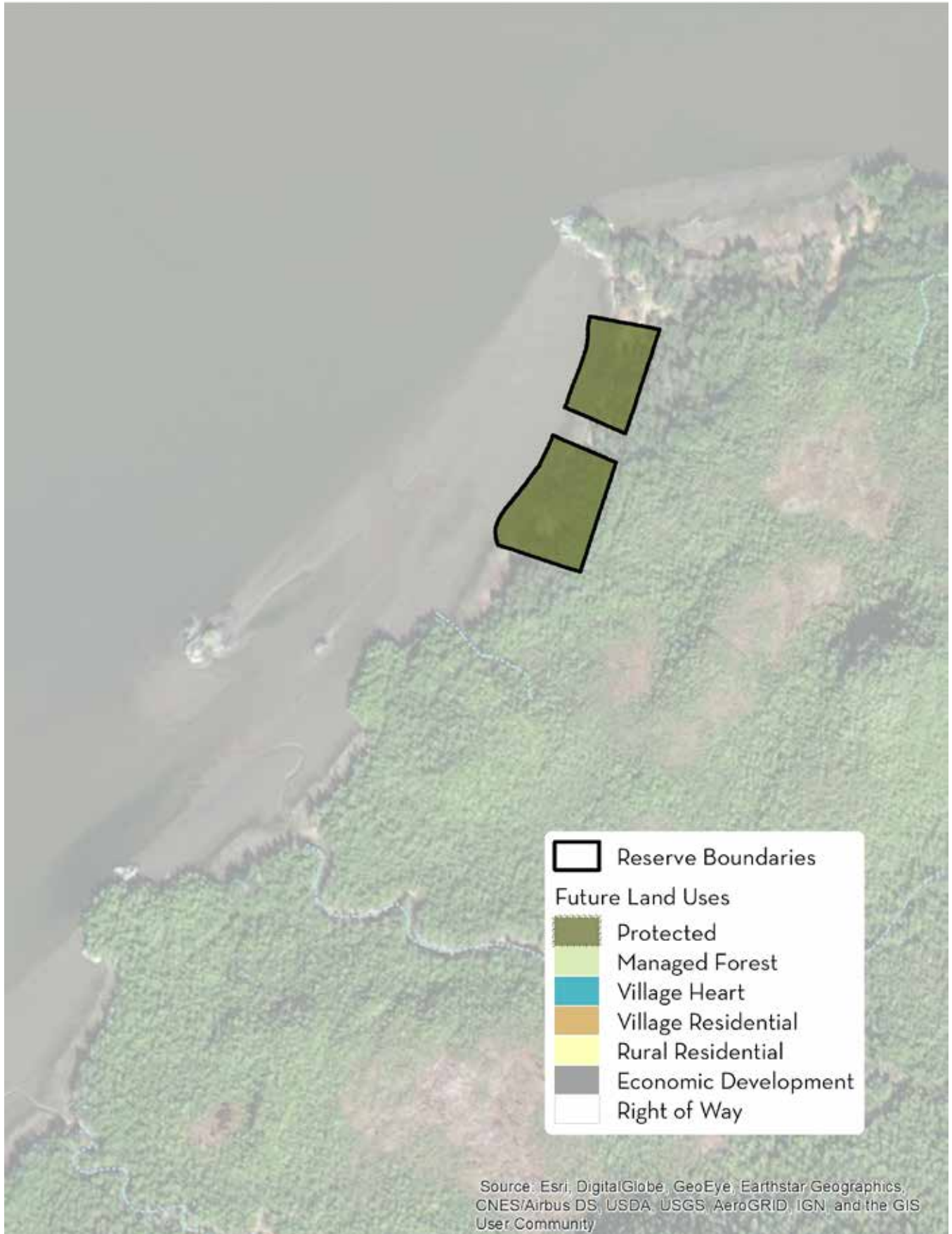




Map: Dałk Gyilakyaw Land Use Classifications



**Map: Spa Xsuutks Land Use Classifications**





# Land Use Development Guidelines

*Land use development guidelines provide a clear set of standards for on-reserve development. The guidelines are designed to minimize the negative impacts associated with development (e.g., noise, damage to environmentally-sensitive areas, dust) while maximizing community members' safety and wellbeing. The Community Land Use Plan provides five kinds of guidelines:*

- *Environmental Protection Guidelines*
- *Cultural Protection Guidelines*
- *New Housing and Renovation Guidelines*
- *Economic Development Area Guidelines*
- *Flood Hazard Protection Guidelines*

*Whether a new building is built independently by a member or a third-party business (e.g., a new business in the former lay down area), or developed by Kitsumkalum First Nation, **all new development on Kitsumkalum reserve lands is subject to these guidelines and the development review process outlined in Section 19.***

KITSUMKALUM RIVER

## 15. Environmental Protection Guidelines

Environmental protection guidelines outline how we will protect our important ecological areas from development impacts. These guidelines apply to any kind of development anywhere within Kitsumkalum lands. Protection measures include requirements for careful pre-development considerations and specific precautions regarding the method and location of any construction. We accept our role as stewards of our lands and waters and take the challenge very seriously.

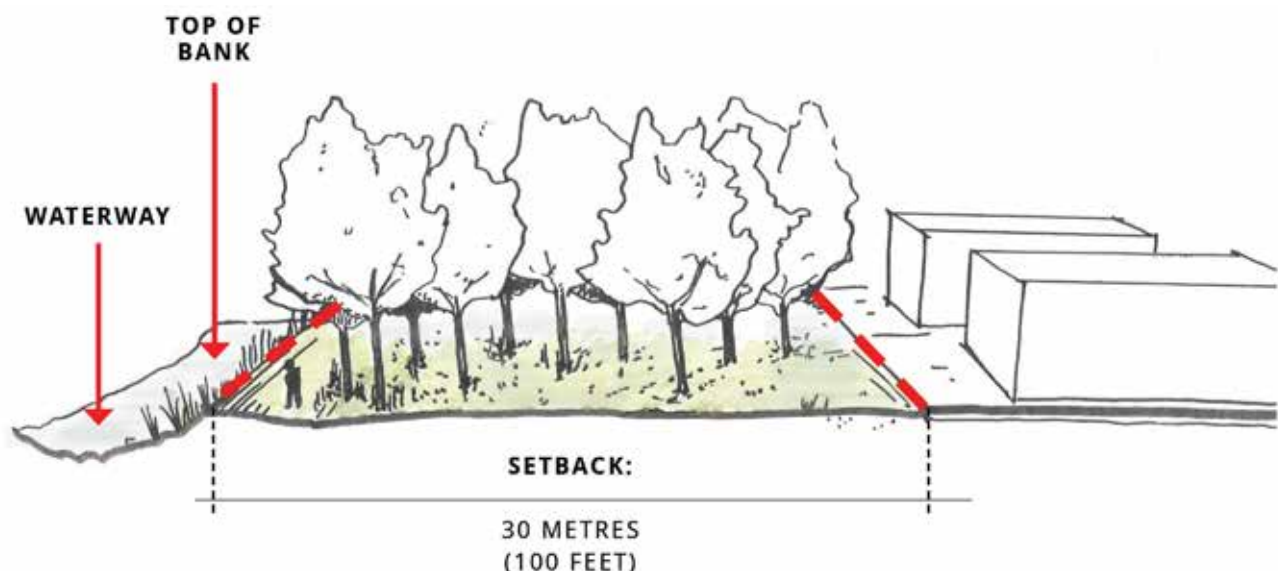
### ENVIRONMENTAL AREAS

1. **Important environmental areas** include:
  - a. Any waterways or waterbodies and the forested areas adjacent to these features within 30 metres (100 feet);
  - b. Areas where the landscape or vegetation provides habitat for important species, including raptor nesting sites, etc.; and
  - c. Areas that connect important habitats together and provide natural movement corridors for animals.
2. On each site that may be developed, important environmental areas may include existing mature vegetation, soils, and topography which combine to contribute to the natural functioning of the landscape, especially with regard to soil erosion and drainage.
3. On each site that may be developed, environmental contaminants may exist that restrict specific land uses and/or require mitigation prior to development. Refer to the Phase II Environmental Site Assessment for Kitsumkalum Village (Tetra Tech EBA, 2015), which identifies a number of specific locations and hazards.

### SITE PLANNING AND DESIGN

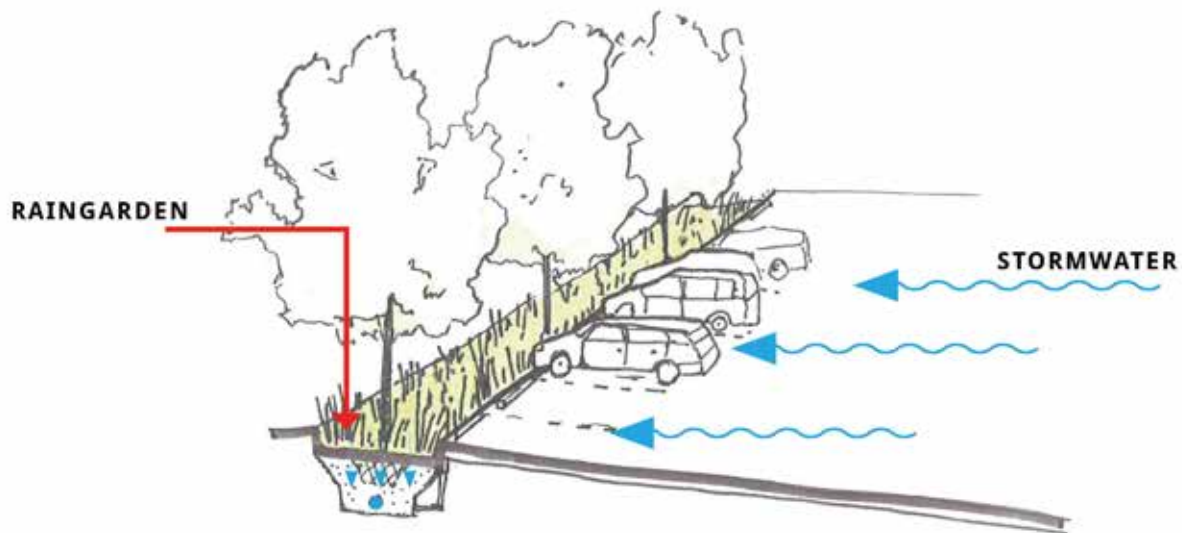
4. **Mapping.** Pre-planning for development should include site investigations for environmentally sensitive areas. The extent of any environmentally sensitive area should be investigated, mapped, and included in the site plans and construction documents for any site development project.
5. **Setbacks.** No clearing, tree removal, construction, or construction-related activities should occur within 30 metres (100 feet) from the top-of-bank of any waterways or waterbodies. Setback areas should be clearly indicated on all site planning and construction drawings. Structures such as trails or boardwalks for community use that are carefully designed and located to minimize disturbance may be located within these setbacks.

**Figure: Top-of-bank setback**



6. **Preservation of existing natural landscapes.** Beyond the 30 metre (100 feet) setbacks from waterways and waterbodies, the natural features of any landscape area should be protected by:
  - a. Identifying and retaining mature trees and woody vegetation on building sites wherever and as much as possible; and
  - b. Designing and planning each site to require as little grading or excavation as possible.
7. **Runoff and protection of waterways.** Waterways should be protected from long-term hydrologic impacts by using drainage strategies that slow down, absorb, and filter rainwater. Basic strategies should focus on landscape and soil-based management practices (rather than underground pipes that carry polluting sediments directly to nearby waterways). Strategies include:
  - a. Minimizing paved or impervious areas such as parking lots and roads; and
  - b. Using rain gardens, swales, ponds, and deep un-compacted soils to collect and filter rainwater (e.g., drainage gardens at the edges of roads and parking lots).

**Figure: Using raingardens to collect and filter stormwater runoff**



#### BUILDING DESIGN

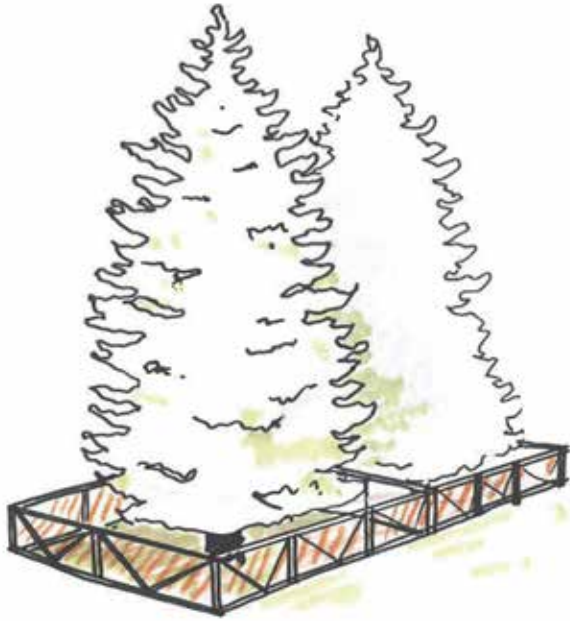
8. **Healthy, green buildings.** New community facilities (e.g., Health Centre) play a central role in promoting good development practices within our community. We will endeavor to build new community facilities that incorporate both our cultural values and the highest standards for energy efficiency, water conservation and occupant health. New community facilities will act as examples or role models for other developments to follow and establish clear expectations around what our “best practices” should be.

#### DURING CONSTRUCTION

9. **Setbacks.** During site development and construction, established setbacks from waterways and other protected areas should be indicated with high visibility flagging or fencing.
10. **Preservation of existing natural landscapes.** The natural features of any landscape area should be protected by:
  - a. Identifying and retaining mature trees and woody vegetation on building sites wherever and as much as possible;

- b. Limiting soil compaction near those trees to the drip line of the tree canopy or the edge of the vegetation; and
- c. Physically protecting trees and vegetation from damage and soil compaction with construction fencing placed at or outside the drip line of the canopy.

**Figure: Identifying mature trees and tree protection fencing**



- 11. **Runoff and protection of waterways.** Water bodies and waterways should be protected from sedimentation and erosion by:
  - a. Installing sediment fencing between the construction site and down slope waterways prior to any other construction activity. This fencing should remain in place until all other construction is complete and bare soils have been completely revegetated.

## 16. Cultural Protection Guidelines

Cultural Protection Guidelines outline how we will protect our important cultural areas from development impacts. These guidelines apply to any kind of development anywhere within Kitsumkalum lands. Protection measures include requirements for careful pre-development considerations and specific precautions regarding the method and location of any construction. We accept our role as stewards of our culture and history and take the challenge very seriously.

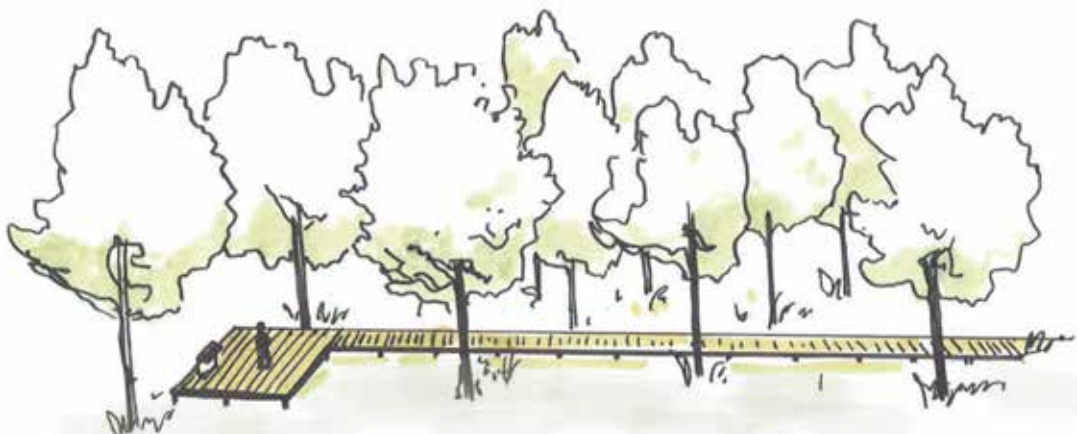
### CULTURALLY SENSITIVE AREAS

1. **Important cultural areas** include:
  - a. Registered and/or known archaeological sites;
  - b. Sites identified during pre-development site investigations;
  - c. Sites accidentally discovered during site construction; and
  - d. Sites identified as important traditional use, historic, or culturally significant areas through pre-planning input from members and elders.

### SITE PLANNING AND DESIGN

2. **Mapping.** Pre-planning for development should include site investigations for culturally sensitive areas. The extents of any culturally sensitive area should be investigated, mapped, and included in the site plans and construction documents for any site development project.
3. **Setbacks.** Appropriate setbacks for each area should be established based on the nature and use of each cultural area (e.g. archeological sites, traditional use or cultural practice areas, etc.). No clearing, tree removal, site grading, digging, storage, construction, or construction-related activities should occur within the established setback. Setbacks should be indicated in any site plans or construction documents.
4. **Exceptions to setbacks** may be made to allow for path construction, boardwalks, viewing platforms and shelters, or similar structures to control access to the site, where appropriate.

*Figure: Boardwalk and viewing platform*



## **BUILDING DESIGN**

- 5. Celebrate and express Kitsumkalum culture.** Developments should:
  - a. Include spaces for expressing and practicing our culture - such as places to display our art in parks and streets, spaces for celebrations and gatherings, and spaces for making traditional crafts or undertaking other cultural activities.
  - b. Include 'gateway' or similar signature features at the edge of the village to indicate the presence of our people and our culture.
  - c. Architecturally refer to our traditional building styles and practices.

## **DURING CONSTRUCTION**

- 6. Protection of culturally sensitive areas should be maintained by indicating the boundaries of setback areas with high visibility flagging or fencing.**



## 17. New Housing and Renovation Guidelines

The goal for these guidelines is to make sure that houses are built in a safe and healthy way. These guidelines are in addition to the Cultural Protection Guidelines and Environmental Protection Guidelines, and they apply specifically to both new and existing residential building lots. These guidelines should be used in conjunction with the *Kitsumkalum Residence Standards* guidelines that were developed for the Housing Department and adopted by Kitsumkalum Council in 2010.

Should other new subdivision developments (e.g., Benchlands) proceed, additional housing development guidelines would need to be prepared given terrain-specific constraints (e.g., steep slopes) and the forested nature of the site.

1. **Environmental, Cultural Protection, and Flood Hazard guidelines apply to residential areas.**
2. **Site development and landscaping.**
  - a. Existing vegetation and trees should be retained as much as possible.
  - b. Drainage and runoff from each property should be managed on site wherever possible, and not directed towards adjacent lots.
  - c. Impervious surfaces (all buildings and any pavement) should not exceed one-half (50%) of the site.
  - d. All structures should be set back from the front, rear, and side lot lines by at least 4.5 metres (15 feet). This does not include porches, ramps, and stairs.
  - e. Parking areas should be beside or behind the house on each lot where practical and possible.
  - f. For safety reasons, storage structures including garages should not block the visibility of the main house from the street in any way.
3. **Buildings.**
  - a. A range of housing types may be considered, including single family detached houses, single family detached houses with suite(s), attached duplexes on a common lot or separated by a party wall on the lot line, tandem duplexes (front/back on lot), and tandem houses (front/back on lot) separated by a courtyard.
  - b. Building heights may be 2 storeys above grade or Flood Construction Elevation with a finished attic under the roof.
  - c. Maximum building coverage, including building foundations and any garage should not exceed 40% of lot.

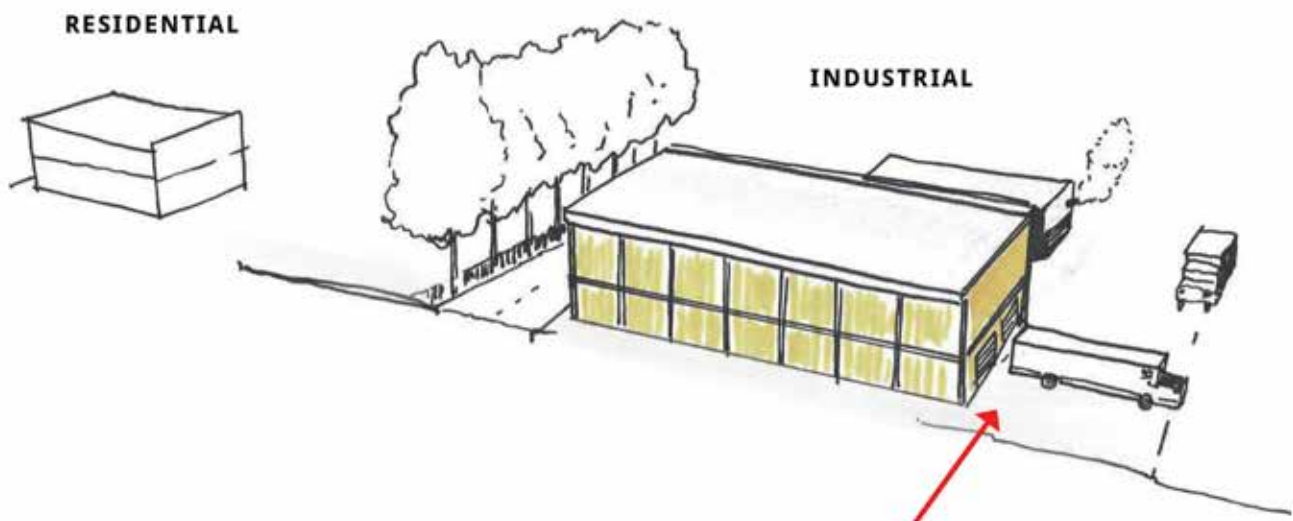
## 18. Economic Development Area Guidelines

The goal for these guidelines is to minimize the negative impacts that economic activities could have on nearby residential areas, including noise, dust, odours, and traffic. These guidelines are in addition to the Cultural Protection Guidelines and Environmental Protection Guidelines, and they apply specifically to the area classified as Economic Development in this land use plan.

1. **Environmental and Cultural Protection guidelines apply to this area.**
2. **Building design and siting.** Buildings should be located and designed to minimize noise and air pollution impacts on residential areas. This includes:
  - a. Requiring that any excessively loud or noxious manufacturing activities be enclosed within a building, including all light industrial activities on the west side (Gyik subdivision side) of the rail spur in the former laydown yard, to minimize noise, light and dust impacts;
  - b. Locating doors including garage bay and loading dock doors on the side of the building that faces away from residential areas;
  - c. Locating building mechanical equipment such as HVAC or exhaust fans on the side of the building that faces away from residential areas;
  - d. Using sound-reducing techniques and materials in the design of the building envelope AND mechanical equipment; and,
  - e. Using fume, dust, and odor control equipment such as capture devices, dirty or foul air fans, odor scrubbers, filters, etc. where the activity indicates this need.

Through the land use planning process, the former laydown area was identified as an areas with the potential for lighter industrial use such as a business or logistics park over the longer term. Current rock loading activities in the former laydown area preclude other uses from establishing in the area. Investigation into alternative rock loading areas should be undertaken.

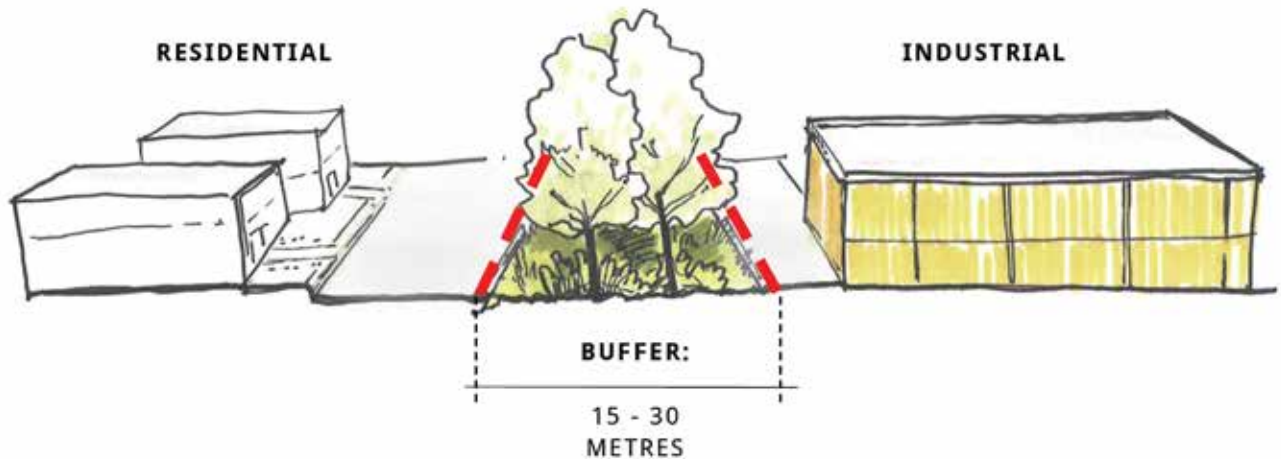
**Figure: Locating doors and loading docks away from residential areas**



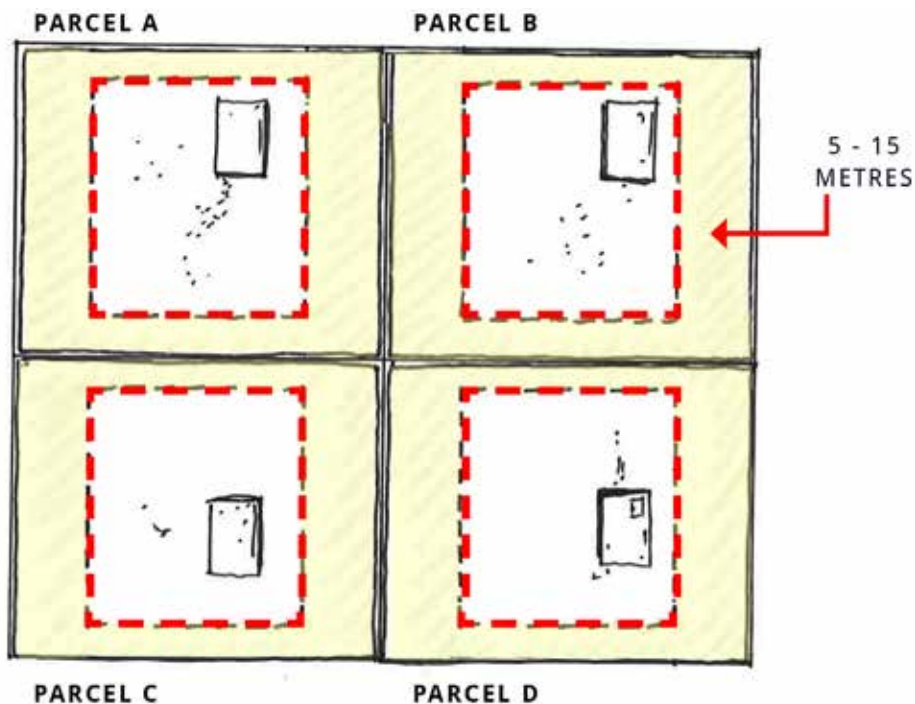
3. **Setbacks, buffers, and screening.**

- a. Densely vegetated buffers and berms 15 metres (50 feet) to 30 metres (100 feet) wide should be established and maintained between all economic development areas and any residential area.
- b. Each development parcel should include setback areas that establish a no-build zone of 5 metres (6 feet) to 15 metres (50 feet) from all parcel lines. No storage of materials, waste, or parking should occur in these setback areas.
- c. In some cases, fencing or landscaping may be required or allowed within the setback areas for security or visual screening purposes.

*Figure: Buffering residential areas from light industrial uses*

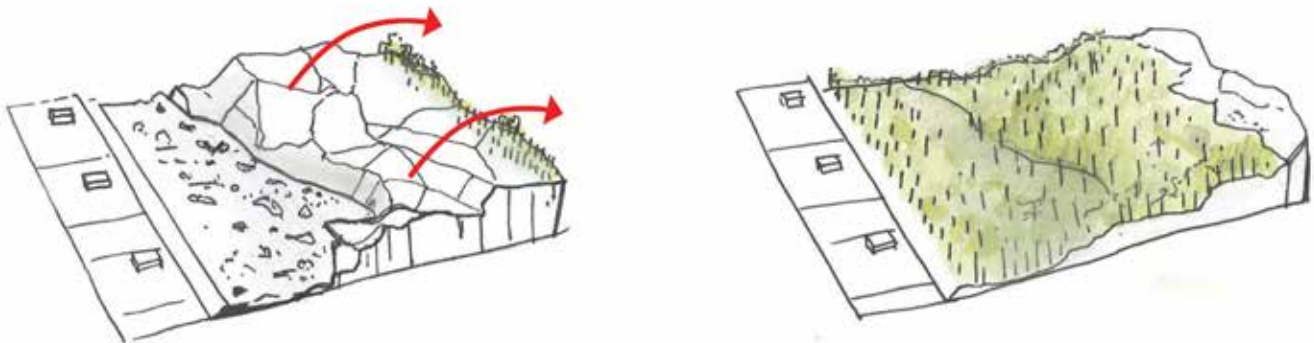


*Figure: Light industrial building setbacks from parcel lines*



4. **Circulation and Parking.** In planning for the development of this area:
  - a. All associated traffic should be directed away from residential areas and directly to the highway.
  - b. Safe pedestrian routes (paths and sidewalks) should be developed and maintained between residential areas, parking areas, and places of employment.
  - c. Parking may be provided site-by-site or consolidated where this promotes more efficient use of land.
  
5. **Long term quarry reclamation:**
  - a. As quarry operation shifts north and away from residential areas, the priority for the 'left behind' areas should be to establish a densely landscaped vegetative buffer to protect existing residential areas.
  - b. Should enough land become available, a reclamation master plan should be developed to determine the best use of this land.

**Figure: Long-term quarry reclamation**



## 19. Flood Hazard Protection Guidelines

These guidelines should be referred to during the planning and development of **any land or structures that fall within a Flood Hazard Area**. The map below indicates the historic 200-year floodplain identified in a 1982 provincial study.

1. **Environmental and Cultural Protection guidelines apply to this area.**
2. **Mapping and setbacks**
  - a. The map indicating the Flood Hazard Area is 35-years old and should be used for reference until a more accurate study is available. Any land that is within the lower elevations of the village should be considered a potential flood hazard area.
  - b. No structure should be constructed within 30 metres (100 feet) of the natural high-water boundary of the Skeena River or Kalum River, as indicated in the Environmental Protection Guidelines. Boat-related facilities and structures may be exempted from this guideline.
3. **Flood proofing**
  - a. Any public building should either be floodproofed by elevation or demonstrate some other appropriate means of floodproofing. Outdoor structures such as bleachers or playgrounds are exempt from this guideline.
  - b. Where landfill is used to raise the natural ground elevation, it should be adequately compacted and the face of the landfill slope should be adequately protected against erosion from flood flows, wave action, ice or other flood debris. In addition, the fill must not adversely impact neighbouring properties by increasing the surface water elevation or directing flows toward those properties.
  - c. Flood construction levels (FCLs) including appropriate freeboard should be established by a qualified engineer through an area study or on a site-by-site basis.
  - d. The structure of the building up to the FCL should be built to withstand erosion and debris flow during flooding and be durable in the event of prolonged inundation.
  - e. The following may be constructed below the FCL:
    - Storage, warehousing, and parking;
    - Utility infrastructure provided it is adequately protected against flood hazards;
  - f. The following should be constructed above the established FCL:
    - living or working spaces for any structures and their supporting floor systems, including Kitsumkalum First Nation Administrative uses; and
    - Building mechanical equipment that is susceptible to flood damage.
4. **Existing lots and buildings**
  - a. Structures built prior to these guidelines, and lots being redeveloped, should consider flood protection options during any significant renovation or addition.

## **FLOOD MAPPING AND MITIGATION PLAN: A HIGHLY RECOMMENDED NEXT STEP**

*Most of Kitsumkalum Village is in a high-risk flood hazard area. Land uses impacted by potential flooding include commercial, economic development, administrative and institutional as well as residential areas. Given the risks, the limited protection (i.e., dikes), and the history of flooding in the community, Kitsumkalum First Nation should prioritize a Flood Mapping and Mitigation Plan.*

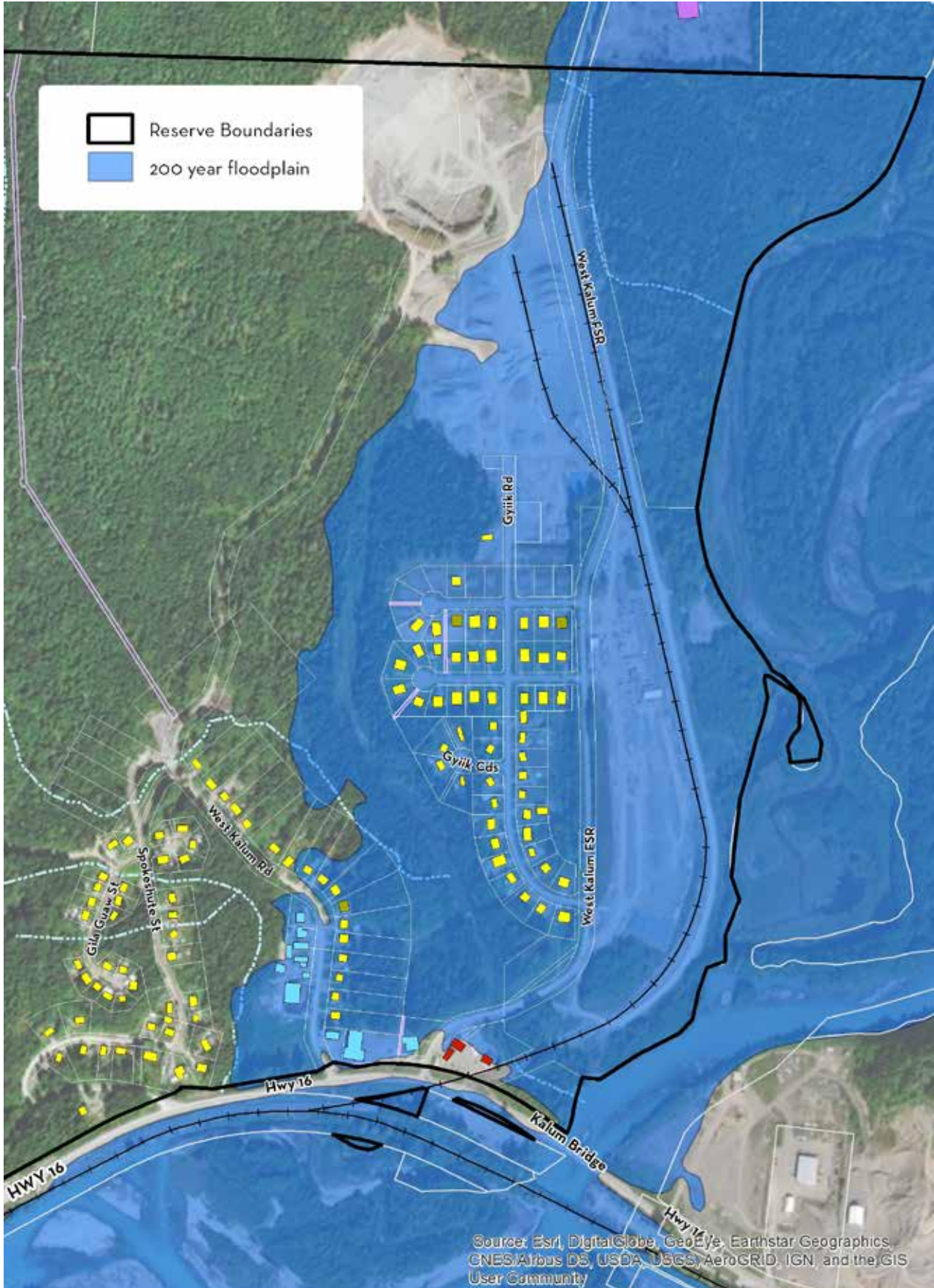
*The Flood Mapping portion of the work should be prepared in accordance with APEGBC's Operational Quality Management (OQM) best practices and:*

- *Verify available background information*
- *Conduct an investigation into critical information such as inundation mapping, geotechnical information, survey or other data required*
- *Carry out base mapping*
- *Source high-resolution topographic data (i.e., LiDAR or field surveys)*
- *Carry out required field inspections and review*
- *Determine of design floods, analysis of data and hydrological modelling*
- *Create new GIS flood mapping*

*The Mitigation Plan portion of the work should:*

- *Increase member, staff and leadership awareness of flood risk, planning, and mitigation measures*
- *Build partnerships for risk reduction involving government, organizations, businesses and members*
- *Identify long-term strategies for risk reduction, aligning risk reduction with community objectives (i.e., from CCP and Community Land Use Plan)*
- *Identify approaches that focus on the greatest risks and vulnerabilities and communicate priorities to potential funding sources*
- *Create a Final Report that can be used as a living document*

Map: Kitsumkalum Village Historic Floodplain (c.1982 study)

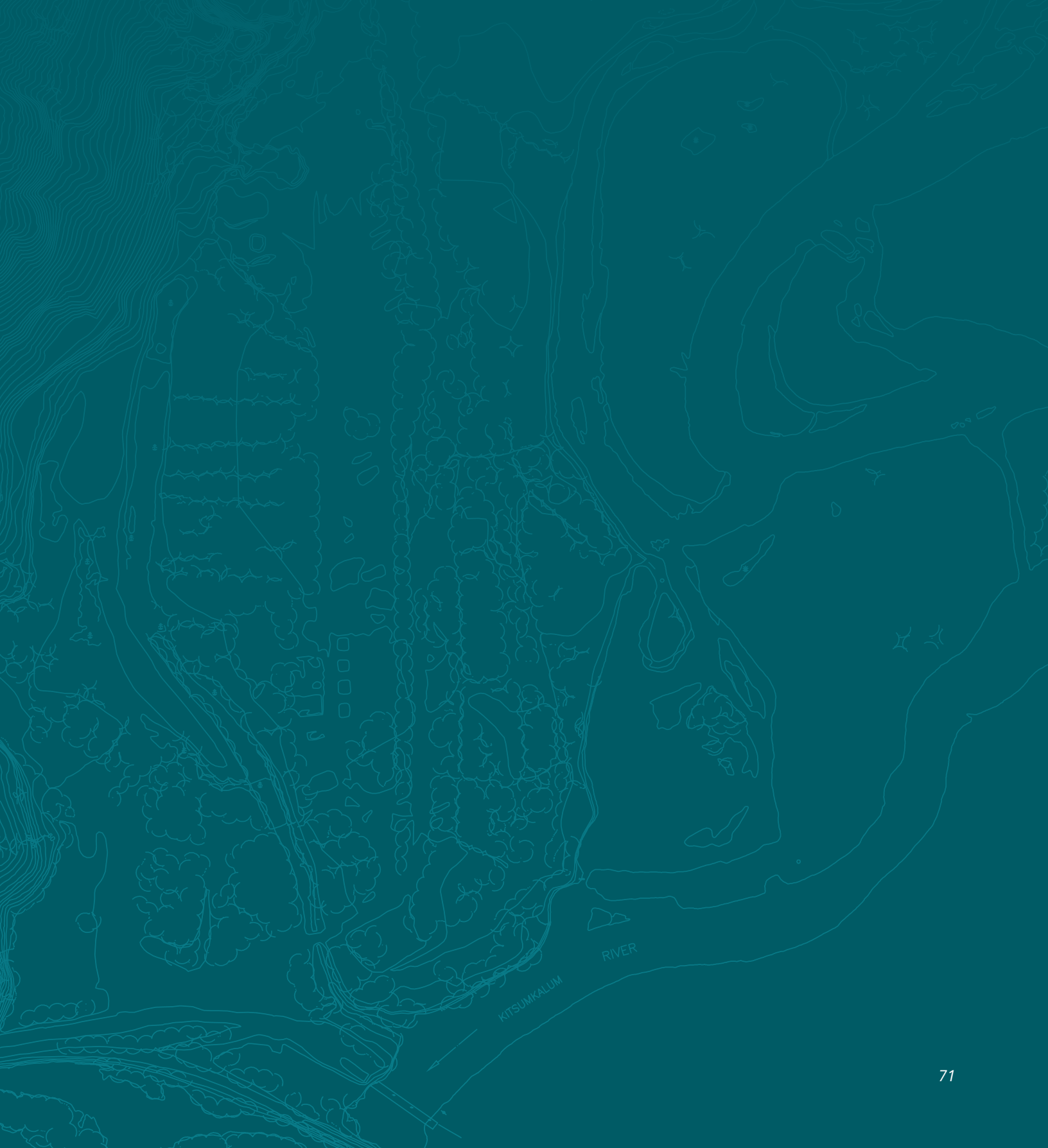








# Land Use Plan Procedures



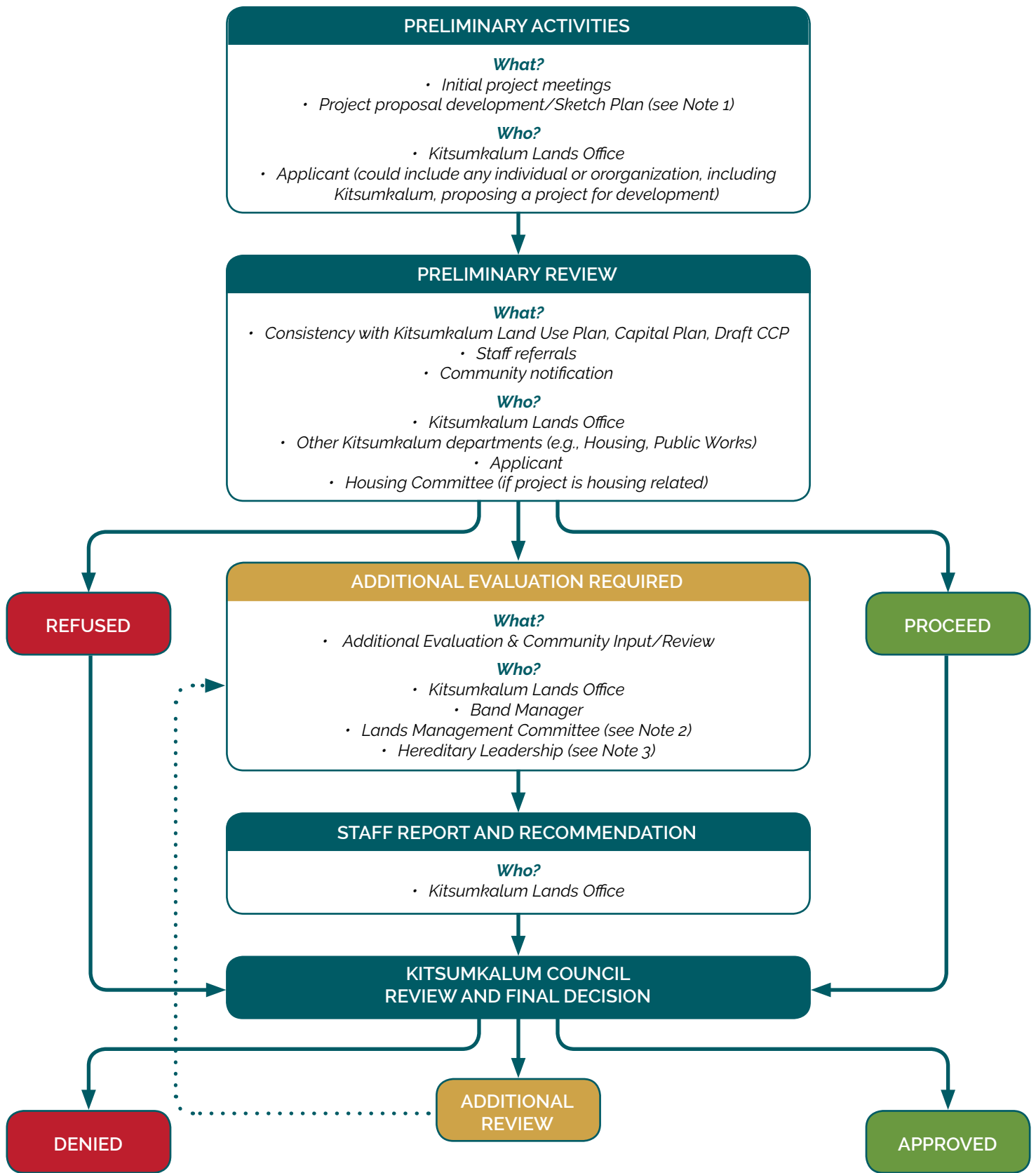
## 20. Development Review Framework

The Development Review Framework provides a general, step-by-step process for reviewing development projects in Kitsumkalum. As illustrated, **Kitsumkalum Council remains the final approving authority**, but their review and approval (or denial) is based on information provided on the development from the Kitsumkalum Land Office.

As illustrated, some small-scale or minor applications may proceed based on preliminary review by the Kitsumkalum Lands Office. These projects would include such things as most accessory buildings (e.g., a garage) and would still be reported to Council during their regularly scheduled meetings. However, any accessory building that has the potential to pose risks to the community (e.g., a smokehouse) would still need to be reviewed by Council.

Finally, as noted in the framework, the review process includes a role for a standing Lands Management Committee. If the Kitsumkalum Land Code is approved by the community, this proviso should be reviewed and confirmed at that point.

An illustrated development review framework is provided on the following pages.



**Note 1**  
 Sketch Plan should include:

- A short description of the project – size and type of building (i.e., residential, business, administrative), business or administrative activities that will take place at the building and/or on site, number of people living and/or working in building and/or on site
- Sketch to include nearby features (e.g., nearby buildings, environmentally or culturally sensitive areas, roads, etc.).

**Note 2**  
 This process includes a role for a standing Lands Management Committee. If the Kitsumkalum Land Code is adopted, this proviso should be reviewed and confirmed

**Note 3**  
 Some larger development proposals that would change land use classifications or impact Kitsumkalum cultural and/or natural resources may require input, review and consent from hereditary leadership.

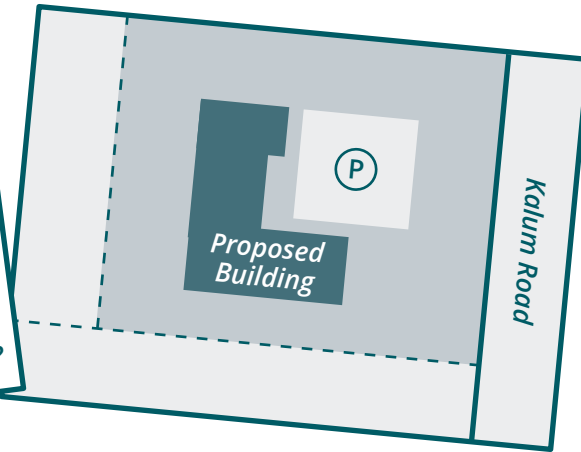
# TAKE A WALK THROUGH THE KITSUMKALUM

1

## Preliminary Activities

Project proposal, or "Sketch Plan"

- Where is it located and what is the land classification?
- How big will it be (floor area and number of storeys)?
- Any special building features?



Project proposal materials – required by Land Use Plan

Initial project meetings (applicant and Lands Office)

## Preliminary

Proposal checked by Kitsumkalum staff  
by Land Use Plan

- Is it in the right location (i.e., a permitted use)?
- Checked against all Kitsumkalum Guidelines that apply:
  - Environmental Guidelines
  - Cultural Protection Guidelines
  - New Housing Guidelines
  - Economic Development Guidelines
  - Flood Hazard Guidelines
- Other Kitsumkalum Guidelines (staff review)

5

## Staff Report & Recommendation



Report is presented to Kitsumkalum Council to make final decision

STAFF REPORT



# ALUM DEVELOPMENT REVIEW PROCESS

## 2 Preliminary Review

Checked against  
Land Use Plan  
Lands Office

Classification?  
(and use)

Development  
apply to project (not  
apply to all projects)  
Hereditary Protection

Protection Guidelines  
Building and Renovations

Development Area

Hereditary Protection

Hereditary Department/

## 3 Preliminary Decision

Refuse



Proceed



Further  
evaluation  
required



## 4 Additional Evaluation

Lands Office refers the  
proposal to Band Manager  
for input and to Lands  
Management Committee



Lands Office organizes an  
opportunity for community to  
provide input (e.g., Open House)

Hereditary Leadership input,  
review and consent where  
appropriate



Lands Office compiles  
community, staff and  
consultant feedback  
in a report with  
recommendations for  
council review





# Appendix A: Community Engagement

*This section presents the raw data from two community open houses. The first event took place at Kitsumkalum on November 7, 2017. The second event took place in Prince Rupert on November 17, 2017.*

KITSUMKALUM  
RIVER

### 1. COMMUNITY LAND USE PLAN GOALS

Community members were asked to place dots next to the goals they identified as most important and to comment on the goals if they wanted to provide additional input. Members were also asked if there were other goals that should be included in the list. No other goals were identified.

Please note that members also noted their agreement with others' comments by placing dots next to them. These dots are indicated with a \*.

Community Goals	Which are most important?	Member Comments
<b>Address our housing needs:</b> Encourage a range of healthy, affordable, sustainable housing options and tenures.	29 dots	<ul style="list-style-type: none"> <li>We need a balance of Ec Dev and Residential Dev. We need to address the noise and dust pollution and protect our Band members.</li> </ul>
<b>Protect cultural resources:</b> Minimize development impacts on cultural resources and seek opportunities for new development to promote our culture and language.	28 dots	<ul style="list-style-type: none"> <li>We are struggling to regain our language and culture. Need the whole community on board.</li> <li>Need more opportunities to learn about our traditions.</li> </ul>
<b>Improve and expand our community infrastructure &amp; facilities:</b> New and expanded facilities and improved infrastructure and services.	28 dots	<ul style="list-style-type: none"> <li>Pavement upgrades.</li> <li>New buildings not trailers*</li> <li>When we have a proper home such as a Large Admin building that has all our offices, communication improves, and enables better services.</li> <li>New Band Office.</li> </ul>
<b>Encourage economic development:</b> Support member-focused businesses and minimize the impact of businesses on our community and environment.	25 dots	<ul style="list-style-type: none"> <li>We need a balance of Ec Dev and Residential Dev. We need to address the noise and dust pollution and protect our Band members.</li> <li>We need to be self-sustaining.</li> <li>B&amp;B Lodge similar to Yellow Cedar Lodge in the Zymacord area.</li> </ul>
<b>Protect and steward our environment:</b> Protect and steward our lands and waters for future generations.	20 dots	<ul style="list-style-type: none"> <li>No comments.</li> </ul>
<b>Improve community health &amp; wellbeing:</b> Ensure any new development supports member health and wellbeing.	18 dots	<ul style="list-style-type: none"> <li>More homecare for people who are unwell*</li> <li>Need a regional wellness centre- we all need to be healthy.</li> <li>Mental Health support**</li> <li>Provide safety for all staff besides community members.</li> <li>Mental health and addictions support. Long term.</li> </ul>



## 2. COMMUNITY DEVELOPMENT AND FACILITIES

Community members were asked to consider a list of community development ideas and vote on which are most important and should happen first. The results were as follows:

1. New Administrative Centre - 49 votes
2. Street upgrades (sidewalks, streetlights, stormwater drainage) – 41 votes
3. New water reservoir – 27 votes
4. New school – 22 votes
5. New housing – 18 votes
6. Research Centre (tied with New Housing) – 18 votes
7. New community garden and outdoor learning space – 17 votes
8. New facilities at Spa Xsuutks – 12 votes
9. Other- 7 votes

Community members were also asked to comment on why they voted the way they did. The comments are provided below. Again, please note that members also noted their agreement with others' comments by placing dots next to them. These dots are indicated with a \*.

### *Member Comments:*

- Need a replacement school K-12.
- New Daycare.
- Lights on road towards Gyiik\*\*\*
- Bigger houses – not one level home.
- Berm for Gyiik Subdivision. Streetlights, sidewalks.
- Elders housing and daycare facility in one\*\*\*\*\*
- Housing Renovations\*\*\*
- Create apartment buildings for single people and elders. Elders apartment buildings that's elder friendly i.e. elevator.
- New band office. More lights in community.
- A community park.
- Access to Hall for recreation.
- Consider bringing in Terrace water to Kitsumkalum (they have enough pressure)
- New cemetery.
- Highway safety and speeding. Paved roads to manage climate change, precipitation, and storm water management. New culvert under highway or risk field floods- CN Rail priced work at \$1 million.
- B&B Lodge in the Zimacord (similar to Yellow Cedar)
- Ecotourism opportunities for Kalum Mountain and Robin Town
- Need to finish work on Constitution

### 3. COMMUNITY RESEARCH CENTER

Community members were asked to comment on a proposed community research facility. Member comments are shown below.

#### a. *What should the building look like? What would make it “Kitsumkalum”?*

##### **Member Comments:**

- Need a new administration building to house all depts. not just resource (research) equally  
\*\*\*\*\*
  - Community Orchard to help ensure Food Security\*
  - Look like a traditional building found in ancient Tsimshian community.
  - Cultural; incorporate local artistry. Research/ museum?
  - Design could be a longhouse.
  - We need a new admin building that houses everybody, not another building that only keeps us separate.
  - We need an administration building to house all departments, not a stand-alone building for one department\*\*
  - Long House.
  - Stackable.
- b. *Are there other uses you would like to see incorporated into this development project (e.g., an outdoor pavilion/fire pit for community events or cultural programs, interpretive signage on Kitsumkalum for visitors, etc.)?*

##### **Member Comments:**

- Community Longhouse\*
- Research/ Cultural Tourism/ Interpretive Centre\*
- Boardwalks over the slough\*\*
- Start a walking trail starting at the building with boardwalk, then make a trail all along the slough towards the quarry.
- Outdoor pavilion
- Fire pit

#### 4. HOUSING: WHERE CAN WE DEVELOP MORE HOUSING?

- Community members were asked to provide input regarding potential locations for future development of new housing. Member comments appear in the table.

	Potential New Units	Pros	Cons	Member Comments	
1	Gyik North	7	Serviced and ready to go	Next to quarry: dust, noise, vibration issues	<ul style="list-style-type: none"> <li>Pollution, dust, trucks, vibration.</li> <li>Not close to the blasting.</li> <li>No building until we address housing arrears.</li> <li>Trains collecting quarry rock at night – very disturbing and disruptive. Glad train engineers aren't blowing whistles late.</li> <li>Dust, trains, heavy equipment, traffic.</li> <li>Traffic noise, dust particles, health issues.</li> </ul>
2	Gyik East	8	Flat terrain Close to existing services	Near lay-down area, train, etc.	<ul style="list-style-type: none"> <li>This is the spot!</li> <li>Probably cheapest.</li> <li>Dust, train noise, quarry noise issues.</li> </ul>
3	Benchlands	30 to 36	Away from quarry and industrial areas	Expensive to develop on slopes Requires water reservoir to be moved and rebuilt	<ul style="list-style-type: none"> <li>Yes. All homes will have a beautiful view.</li> <li>Yes!</li> </ul>
4	Old quarry road	8 to 12	Away from quarry and industrial areas		<ul style="list-style-type: none"> <li>No concern if they are CP holders not just home owners</li> <li>All rock underneath.</li> <li>My grandmother said “no”.</li> </ul>
5	Village Heart consolidation	6 (or 20 to 30 if apartments)	Ready connection to services Central location	Requires existing community buildings to be consolidated	<ul style="list-style-type: none"> <li>No comments</li> </ul>
6	Village Heart subdivision of existing lots	7	Ready connection to services Central location	Requires existing property owners to agree to subdivide and sell their properties	<ul style="list-style-type: none"> <li>Willing to sell ½ property</li> <li>Wouldn't want to take away others land.</li> <li>Wouldn't want to take existing – its theirs.</li> <li>Yes</li> <li>Consult with homeowners on Kalum Rd first.</li> </ul>
	Other...				<ul style="list-style-type: none"> <li>Need #7 Zimacord</li> </ul>

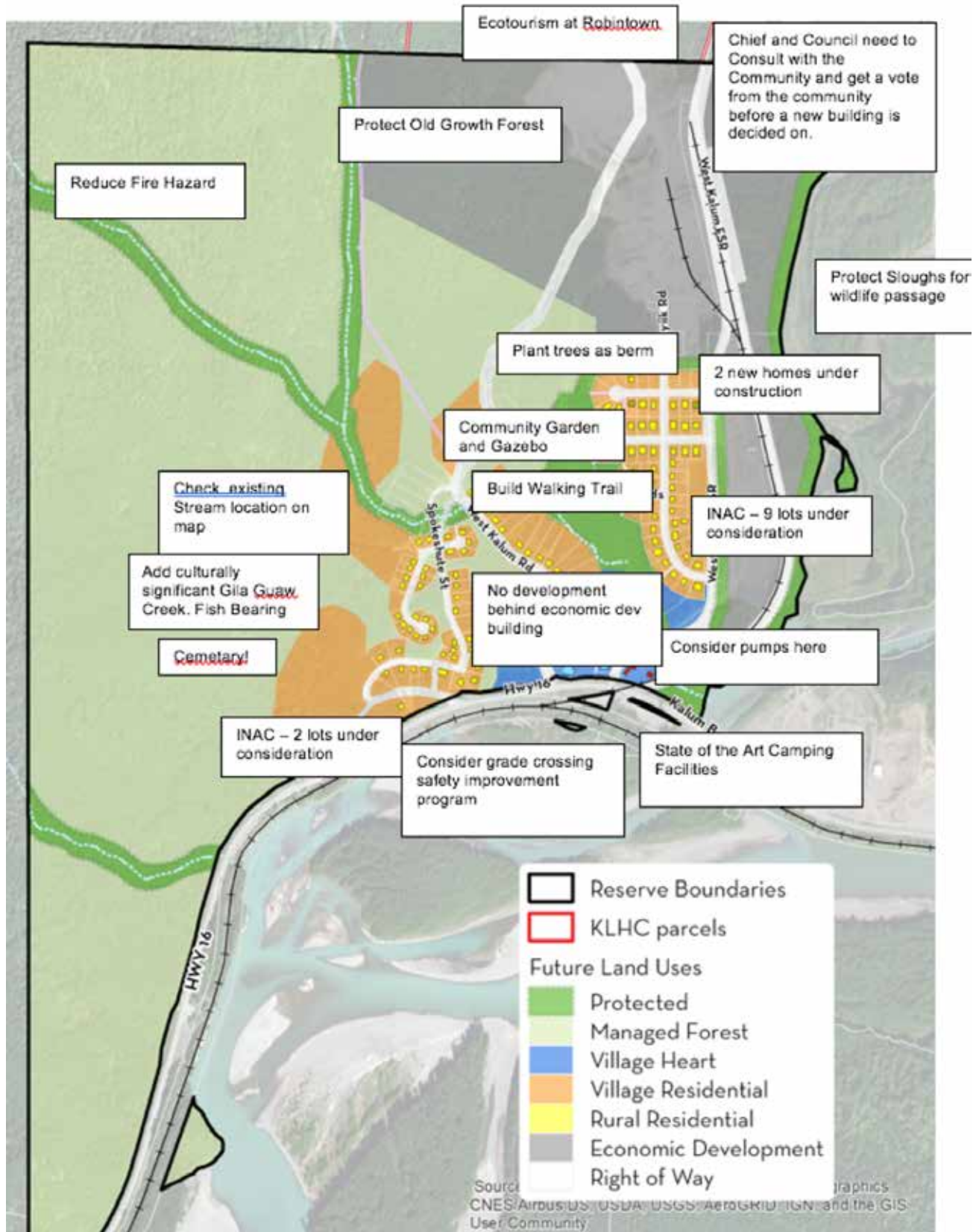
### 5. HOUSING: WHAT KINDS OF HOUSING ARE NEEDED?

Community members were asked to place dots next to the housing strategies they identified as most important, and to comment on the strategies if they wanted to provide additional input. Member comments appear in the table below.

Housing Strategy	Which are most important?	Member comments
Focus on developing apartments for elders	26 dots	<ul style="list-style-type: none"> <li>• Two level duplexes with caretaker above*</li> <li>• Consider aging populations (opportunities to downsize).</li> <li>• Elders housing bungalows*</li> <li>• Elders Centre &amp; Daycare center in one**</li> <li>• Senior housing on smaller lots.</li> <li>• How ready are we to pay taxes to sustain land uses.</li> <li>• Elders bungalows.</li> </ul>
Look for opportunities to develop apartment buildings for members to rent or purchase	22 dots	<ul style="list-style-type: none"> <li>• Rental units only.</li> <li>• Rental Units for Single people.</li> <li>• Apartment complexes good for single men/women</li> <li>• Build houses for people to rent to own as well*</li> </ul>
Continue to develop ½ acre to 1 acre building lots for each house	19 dots	<ul style="list-style-type: none"> <li>• 2 level family homes*</li> <li>• Have trees that line street to help create barriers between houses*</li> <li>• Enough older single level houses, need bigger family housing**</li> <li>• Build houses for people to rent to own as well**</li> </ul>
Refocus on developing ½ acre to 1 acre building lots for duplexes and triplexes	11 dots	<ul style="list-style-type: none"> <li>• No comments</li> </ul>
Other		<ul style="list-style-type: none"> <li>• Mix of housing for full spectrum of life.</li> <li>• Health Centre could provide services to a shared elders facility.</li> <li>• Farmyard 5 acres.</li> <li>• Duplexes or triplexes for elders</li> <li>• Elders Centre (community has asked for years).</li> <li>• Opportunities for elders and youth to connect.</li> </ul>
Other		<ul style="list-style-type: none"> <li>• No comments</li> </ul>

### 6. FUTURE COMMUNITY LAND USES

Community members were asked to comment on the proposed land use classifications by placing sticky notes on a map of Kitsumkalum. The comments are shown on the map below.



## 7. ECONOMIC DEVELOPMENT

Community members were asked to tell us if they like or dislike some draft Economic Development Guidelines, and also to provide input. Member comments appear in the table below.

Economic Development Guideline	I like this idea.	I don't like this idea.	Member Comments
Improve buffering of Gyiiik subdivision from Quarry with additional landscaping, dust control, and noise control.	26 dots		<ul style="list-style-type: none"> <li>At a Community Meeting we were told that they would leave the trees. The trees were cut down. A berm was promised from the West Kalum Rd behind Tempo to go past the houses close to the quarry. It was built in the winter and they ran out of material. The berm shrunk when the snow melted. We have been kept up at night with the Noise from CN idling trains. Trains honking b/w Tempo and the Quarry at all hours of the night. Dust which is very unhealthy. The completion of the promised berm to the West Kalum Rd would solve our problems.</li> <li>Quarry 24 hours, 2 shifts, trains need loading when they arrive.</li> </ul>
Heavy industrial uses (e.g., waste incinerators, chemical plants) will not be permitted.	23 dots		<ul style="list-style-type: none"> <li>No comments</li> </ul>
Retail and tourist commercial businesses will be encouraged to locate in the Village Heart and closer to the highway.	21 dots		<ul style="list-style-type: none"> <li>No comments</li> </ul>
All light industrial activities will be separated from homes and community facilities by a 30-foot buffer of trees and other landscaping.	15 dots		<ul style="list-style-type: none"> <li>No comments</li> </ul>
All light industrial activities on the west side (community side) of the rail spur will be fully enclosed (i.e., in buildings) to minimize noise, light, and dust impacts.	13 dots		<ul style="list-style-type: none"> <li>No comments</li> </ul>
All disturbed quarry areas not used for additional economic development are to be reclaimed and restored.	8 dots		<ul style="list-style-type: none"> <li>No comments</li> </ul>
Other			<ul style="list-style-type: none"> <li>Hiking trails, solar, portable sawmill, build own housing, Geothermal, Ecotourism.</li> <li>Waste. Recycling. Energy. Biomass.</li> <li>Why can't we process our own lumber for member housing?</li> </ul>





KITSUMKALUM INDIAN BAND  
P.O. Box 544, Terrace, BC, V8G 4B5  
Phone: (250) 635-6177 Fax: (250) 635-4622

Document prepared  
with the assistance of:



EcoPlan  
208-131 Water Street  
Vancouver BC, V6M4B3  
info@ecoplan.ca  
www.ecoplan.ca

KITSUMKALUM RIVER