



**THE CORPORATION OF THE VILLAGE OF ALERT BAY
OFFICIAL COMMUNITY PLAN BYLAW NO. 825, 2025**

WHEREAS the *Local Government Act* authorizes Council to adopt an Official Community Plan;
AND WHEREAS Council has considered the current Provincial legislation regulation creation of, consultation for, and adoption of Official Community Plans;
NOW THEREFORE the Council of the Village of Alert Bay in open meeting assembled enacts as follows:

1. This Bylaw may be cited for all purposes as “the Corporation of the Village of Alert Bay Official Community Plan Bylaw No. 825, 2025”.
2. Schedule ‘A’ attached to and forming part of this bylaw is hereby designated as the Official Community Plan.
3. If any word, section, subsection, sentence, or phrase of this bylaw for any reason is held invalid by the decision of any court or competent jurisdiction, the invalid portion shall be severed and that portion shall not affect the validity of the remainder of this bylaw.
4. ‘The Corporation of the Village of Alert Bay Official Community Plan Bylaw No. 759, 2014’ is hereby repealed.

READ for a first time this 8th day of September, 2025

READ for a second time this 8th day of September, 2025

READ for a third time this 29th of September, 2025

Adopted by resolution this 14th day of October, 2025

Mayor

Corporate Officer

_____ CERTIFIED A TRUE COPY OF “Village of Alert Bay Official Community Plan Bylaw No. 825, 2025” AS ADOPTED BY RESOLUTION 2025-335R on the 14th day of October, 2025.

SCHEDULE A
BYLAW NO. 825, 2025



Village of Alert Bay

Official Community Plan

2025



We respectfully acknowledge the unceded traditional territory of the 'Namgis First Nation and the traditional keepers of the land. We want to say thank you for allowing us to live, work, and play on your lands.

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1 | COMMUNITY CONTEXT

1.1 Location and Demographics



Figure 1: Context Map of Alert Bay

The Village of Alert Bay (the Village) is located on Cormorant Island, approximately 10 kilometres east of the Town of Port McNeill on Northern Vancouver Island (Figure 1). The Village has access to the main island by way of an established ferry service through BC Ferries.

As of 2021, the Village has a population of 449 which represents a 6.3% decrease from its 2016 population of 479. Developing a better understanding of population demographics can help to build a foundation for recognizing the diversity of needs and responding more effectively to address them.

Figure 2 shows the Village’s historical population from 2001 to 2021. The data shows that the Village observed a 23% decrease in overall population over the last 20 years.

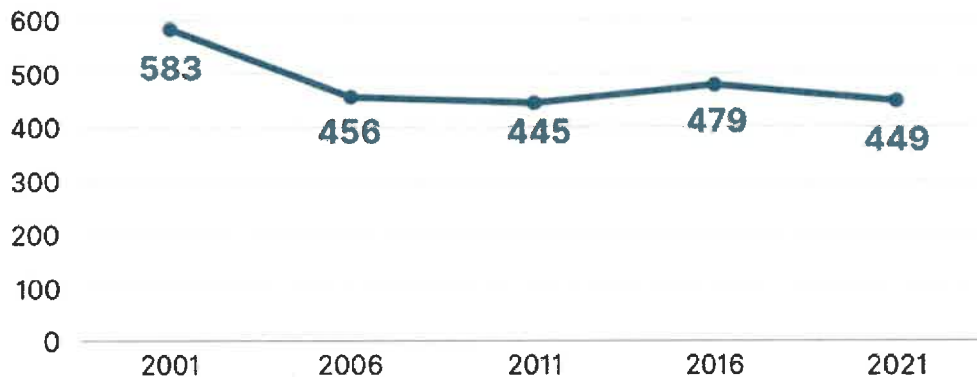


Figure 2: Alert Bay Historical Population, 2001-2021

Source: Statistics Canada, 2001-2021

Location	2016	2021	% Change
Alert Bay	479	449	-6.3%
Regional District of Mount Waddington	11,035	10,839	-1.8%
British Columbia	4,648,055	5,000,879	7.6%

Table 1: Population Comparisons

Source: Statistics Canada, 2001-2021

Recent population counts for the Village, the Region and the Province are provided in **Table 1** with the percent change between 2016 and 2021. While the Province has been growing at a moderate rate, the Village and Region’s permanent population has been declining.

The average age of communities across the Province and Canada is increasing; Alert Bay is no exception. According to Statistics Canada, the median age of Village residents is 52.8. As shown in **Figure 3**, the most prominent age group within Alert Bay are those aged 65 or over, representing 34% of the total population. This represents an older population than the province as a whole, in which 65+ year olds account for 20% of the total population. Those aged 20 to 64 make up 52% of the population although this prominence has declined in recent years. The youngest Alert Bay residents, 19 years and under, comprise 17% of the total population.

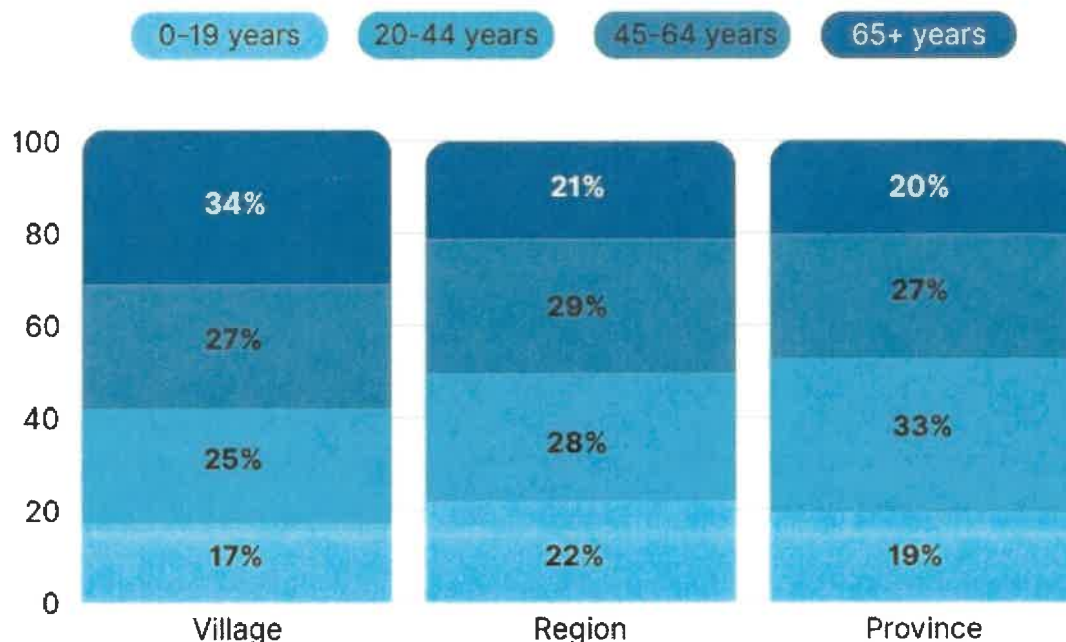


Figure 3: Percent Population by Age Group, 2021

Source: Statistics Canada, 2021

1.2 Housing Statistics

Household statistics contain information about residents living within dwellings and includes number of people and household incomes. Households refer to a person or a group of persons who occupy the same dwelling and do not have a usual place of resident elsewhere.

The average household size in the Village as of 2021 is 2.0, which has remained steady over the last ten years. This is slightly smaller compared to the Region and Province which have average household sizes of 2.2 and 2.4 respectively. **Table 2** provides a breakdown of households relative to the number of persons living within. Single-person households represent the highest proportion of households in the Village, accounting for 45.5% of the total.

Household Size	Alert Bay 2016	% of Households	Alert Bay 2021	% of Households
1 person	90	39.1%	100	45.5%
2 persons	85	37%	75	34.1%
3 persons	30	13%	20	9.1%
4 persons	20	8.7%	20	9.1%
5 or more persons	10	4.3%	5	2.3%
Total private households	230	100%	220	100%
Total number of persons in private households	470	-	425	-

Table 2: Total Households by Household Size

Source: Statistics Canada, 2016-2021

When looking at household income (which includes salaries, wages, retirement income, and government transfers of all persons residing within a household), the Village's average after-tax household income is \$61,600. For context, the Region has an average after-tax household income of \$71,600.

Total dwellings and occupied dwelling data for Alert Bay for the 2006-2021 Censuses are identified in **Table 3**. Occupancy rates for dwellings are derived between total dwellings and occupied dwellings. The total number of dwellings has fluctuated slightly over the past 15 years, but as of 2021 has decreased 14.2% from the 2006 total to 266. The overall occupancy rate has decreased slightly to 82.3%.

	2006	2011	2016	2021
Total Dwellings	310	245	281	266
Total Occupied Dwellings	259	214	229	219
Full-Time Occupancy Rate	83.5%	87.3%	81.5%	82.3%

Table 3: Dwellings and Full-Time Occupancy Rates

Source: Statistics Canada, 2006-2021

The majority (77.3%) of Alert Bay’s dwellings are single-detached dwellings. As shown in [Table 4](#), this represents no significant change from the corresponding percentage in 2016. Dwelling types that saw an increase in the 2021 percentage are row houses (2.2% to 4.5%) and movable dwellings (2.2% to 6.8%).

Structural (Dwelling) Type	2016	%	2021	%
Single-detached house	175	77.8%	170	77.3%
Apartment in a building that has five or more storeys	0	0%	0	0%
Apartment in a building that has fewer than five storeys	15	6.7%	10	4.5%
Row house	5	2.2%	10	4.5%
Semi-detached house	15	6.7%	5	2.3%
Apartment or flat in a duplex	10	4.4%	5	2.3%
Other single-attached house	0	0%	0	0%
Movable dwelling	5	2.2%	15	6.8%
Total	225	100%	220	100%

Table 4: Occupied Dwellings by Structure Type

Source: Statistics Canada, 2016-2021

When looking at the age of the Village’s housing, a significant majority (78%) was built prior to 1981. This compares as older to the Region, in which 63% of houses were built prior to 1981. Data for the period of construction for housing in both the Village and Region is shown in [Figure 4](#).

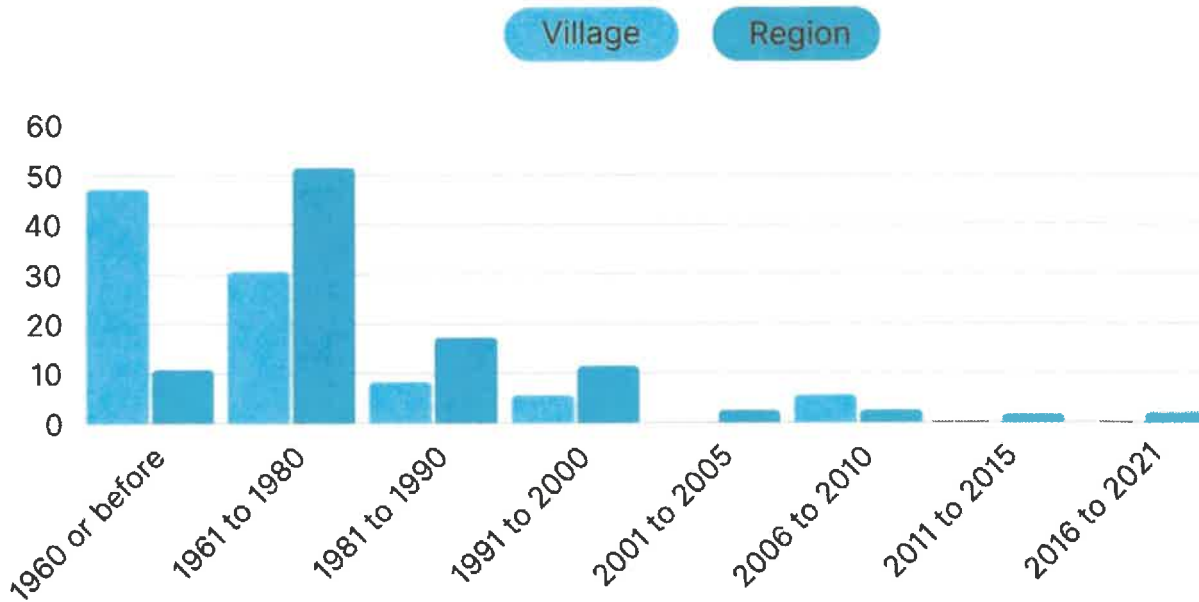


Figure 4: Period of Construction - Percent (%) of Housing Stock

Source: Statistics Canada, 2021

Housing value refers to the amount an owner expects to receive if the asset is sold. For single-family dwellings, the amount includes the land and all structures located on it. In cases of multiple dwellings within one structure (i.e., apartments, row houses, etc.), the amount includes only the individual dwelling. As shown in Figure 5, there is a large gap between the average dwelling value in the Village and Region when compared to the Province overall. Housing values in the Village saw an average increase of 7.6% over the last five years, compared to 32.2% within the Region and 36.4% within the Province.

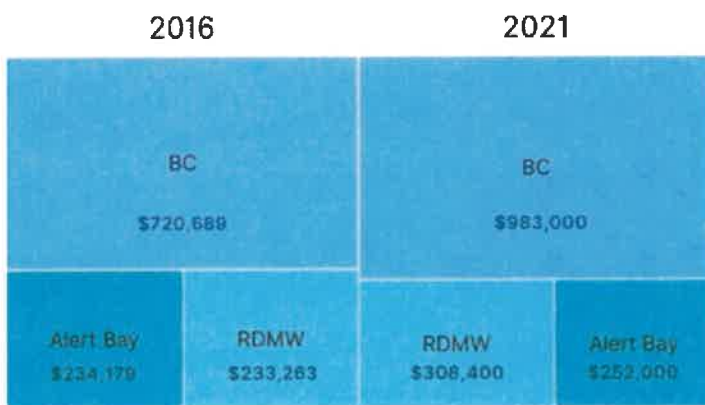


Figure 5: Housing Value - Average Value of Dwellings

Source: Statistics Canada, 2016-2021

Housing tenure refers to whether persons living within the dwelling own or rent it. In Alert Bay, 75% of dwellings are owner-occupied. This is similar to the Region which contains 72% owner-occupied dwellings and the Province which is slightly lower at 67% owner-occupied (Figure 6). Note that the 'Other' category refers to dwellings provided by the local government, First Nation or Indian band.

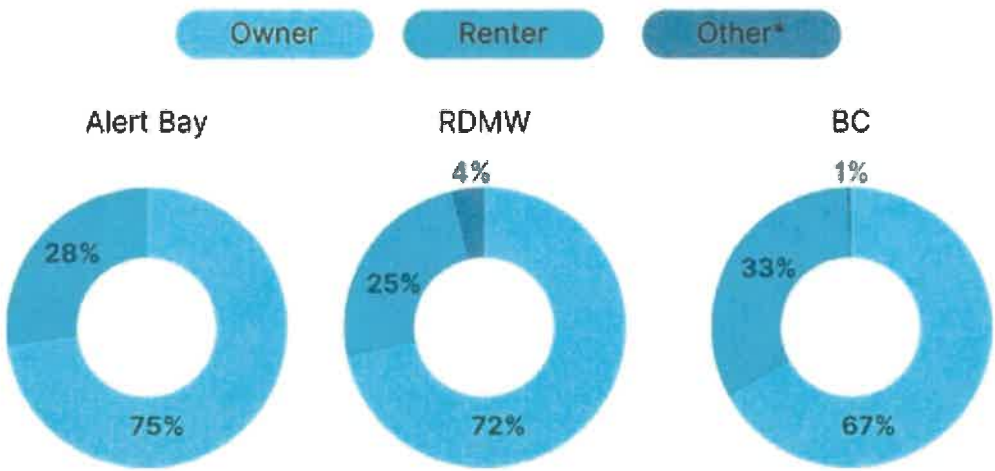


Figure 6: Housing Tenure

Source: Statistics Canada, 2021

Household maintainers refers to the primary person, regardless of whether they are residing in the household or not, who pays the rent, mortgage, taxes, and utilities. In Alert Bay, exactly half of household maintainers are over the age of 65. This compares to the Region in which only 31.9% of household maintainers belong to that age bracket (Table 5).

Age Group	Village	%	Region	%
15 to 24 years	0	0%	140	2.9%
25 to 34 years	20	11.1%	575	11.8%
35 to 44 years	15	8.3%	735	15.1%
45 to 54 years	25	13.9%	785	16.1%
55 to 64 years	35	19.4%	1085	22.3%
65 to 74 years	50	27.8%	1040	21.3%
75 years and over	40	22.2%	520	10.6%

Table 5: Total Households by Age of Primary Household Maintainer

Source: Statistics Canada, 2021

1.3 Labour and Economic Statistics

The largest occupations represented in the Village's labour force as of 2021 are Education, Law and Social, Community and Government Services (21% of the total labour force), Business, Finance and Administration (17%) and Health which is tied with Sales and Service (14% each). Historic labour force population data is provided in Table 6. In 2011, Trades, Transport and

Equipment Operator occupations represented the largest portion of the labour force in 2011, but by 2021 this changed to Education, Law and Social, Community and Government Services. The top four occupation groups are highlighted below in light blue.

Occupation	2011 #	2011 %	2016 #	2016 %	2021 #	2021 %
*Legislative and Senior Management	10	4.2%	35	13%	-	-
Business, Finance and Administration	25	10.4%	20	7.4%	25	17.2%
Natural and Applied Sciences	20	8.3%	-	-	10	6.9%
Health	-	-	40	14.8%	20	13.8%
Education, Law and Social, Community and Government Services	15	6.3%	35	13%	30	20.7%
Art, Culture, Recreation and Sport	-	-	20	7.4%	15	10.3%
Sales and Service	50	20.8%	40	14.8%	20	13.8%
Trades, Transport and Equipment Operators	75	31.3%	55	20.4%	15	10.3%
Natural Resources and Agriculture	-	-	-	-	10	6.9%
Manufacturing and Utilities	-	-	-	-	-	-
Total	240	100%	270	100%	145	100%

Table 6: Labour Force by Occupation

Source: Statistics Canada, 2011-2021

*'Management' was changed to 'Legislative and Senior Management' in NOC 2021

Labour force participation rate refers to the total labour force (persons who are working or are actively looking for work) relative to the working age population (anyone aged 15 years and over). In the Village, there were 140 residents participating in the labour force in 2021, representing 49.1% of the total population. Of these 140 residents, 125 were employed (representing 43.9% of the total population). In comparison, BC's participation rate is 57.9% of the total population. Participation rates are affected by a number of factors, including population age (retired vs. non-retired residents) and employment demand. **Figure 7** shows historical participation rates in Alert Bay and BC for 2011, 2016 and 2021, included in **blue**. Overall employment rates are indicated in **black**. Of

those employed in Alert Bay in 2021, 22.8% worked full-time and 28.1% worked part of the year and/or part-time.

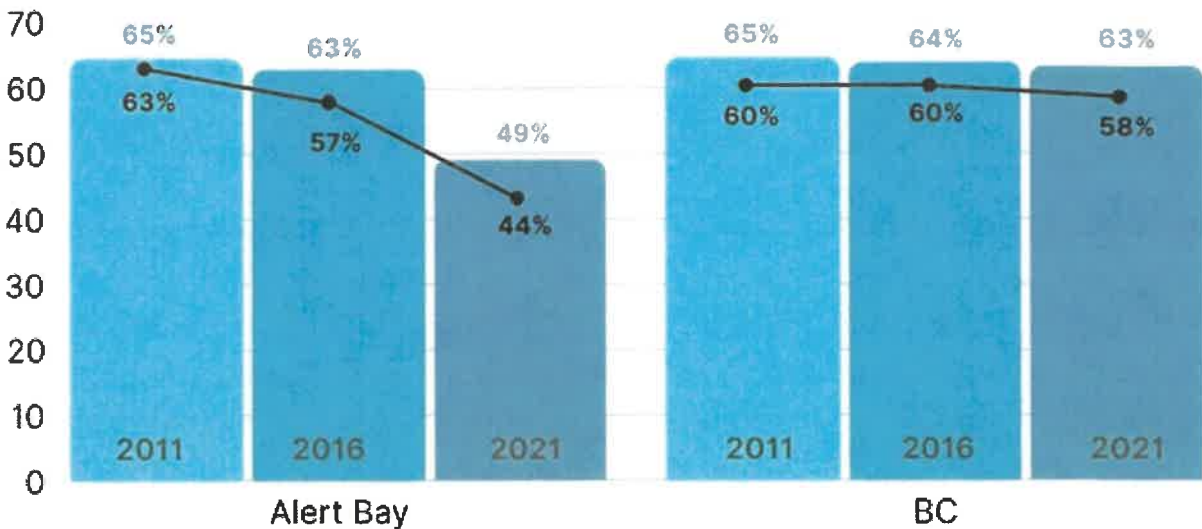


Figure 7: Labour Force Employment and Participation Rates

Source: Statistics Canada, 2011-2021

2 | COMMUNITY INVOLVEMENT

The process of creating the OCP took place between the end of 2024 and the end of 2025 and was completed in five phases.

Phases of Alert Bay OCP		Activities
Phase 1 – Visioning and Consultation	<p>Phase 1 was initiated to lay the foundation of the plan and to understand what the community loves about the Village, and what they hope for in the future. This phase included understanding the community values and created the framework for future phases.</p> <p>Throughout various public engagement activities, residents were asked what is currently working well in the Village, and what needs improvement. Word clouds summarizing what is loved about Alert Bay is shown in Figure 8.</p> <p>Utilizing the answers given to these questions, the project team worked to organize them into common themes which produced the guiding principles shown in Section 3. These principles have guided and shaped each policy within the OCP.</p>	<p>Council Presentation – The project team gave a presentation to Council on February 24th, 2025, to introduce the OCP project and provide an overview of the process.</p> <p>Community Survey – Available online and as a hardcopy, the survey provided information and feedback opportunities on the existing OCP and asked residents how they want Alert Bay to look in the next ten years. The survey was open from February 3rd to March 21st, 2025, and received a total of 81 responses.</p> <p>Open House – An in-person open house was held over two sessions at the Legion Hall, from 12-2pm and 4-7pm on February 25th, 2025. 16 participants attended the sessions.</p> <p>Altogether, an estimated 22% of the Village’s population was engaged throughout Phase 1.</p>
Phase 2 – OCP Housekeeping	<p>Phase 2 of the project involved drafting the OCP policies according to the guiding principles and developing the foundation of the overall plan, using the feedback produced from the engagement activities in Phase 1.</p>	

Phase 3 – Community Open House	In Phase 3, the draft OCP was presented to the public for feedback. Each policy section was summarized into objectives and policy themes for community members to comment on using stickers and sticky notes.	<p>Council Presentation – The project team presented a second time to Council, providing an update on the results of the Phase 1 engagement activities and an overview of the next steps in the process.</p> <p>Open House - A second open house was held in June at the Legion Hall, with two sessions occurring from 4-7pm on June 3rd, 2025, and 12-2pm on June 4th, 2025. An incentive for participation was offered by randomly awarding a utility voucher valued at \$168 to one participant for each of the sessions. 16 participants attended the open house to provide feedback and comments.</p>
Phase 4 – OCP Final Revisions	Feedback received during Phase 3 was analyzed to make final revisions to the draft OCP policies. Themes that emerged as areas for change included emphasizing more support for ageing residents, more focus on infrastructure health and maintenance, more environmental protection policies and more focus on beautifying the Marine Heritage Commercial District Area by revitalizing the waterfront and removing derelict buildings.	
Phase 5 – Approvals	In line with provincial legislation, the OCP went through three readings and a public hearing in the fall of 2025 before receiving final approval from Council.	

Table 7: OCP Project Phases and Activities

3 | COMMUNITY VISION AND GUIDING PRINCIPLES

Residents were asked to comment on the existing 2014 OCP vision statement and provide input. After reviewing the comments received and extracting themes of desired change, the following vision statement was produced and vetted by the public during the second round of public engagement:

“The Village of Alert Bay is a diverse and inclusive community with strong cultural ties to neighbouring ‘Nāmgis Nation. Serving Cormorant Island and the Broughton Archipelago, it is committed to enhancing services and pursuing development opportunities in a sustainable manner that protects its unique natural environment and preserves its heritage for generations to come.”

Figure 9: Village Vision Statement

Through engagement, the community identified themes for change and potential that correspond to the four pillars of the community well-being framework, which include economic prosperity, environmental sustainability, social equity and cultural vitality and is shown in **Figure 10**.



Figure 10: Community Well-being Framework

The framework is a tool that the Village uses to measure, understand and enhance the factors that contribute to a thriving community. The project team analyzed the feedback received through both phases of engagement and categorized it into specific goals corresponding to each of the pillars, which are shown in Table 7.

Goals			
Economic Prosperity	Environmental Sustainability	Social Equity	Cultural Vitality
<ul style="list-style-type: none"> • Support small businesses • Revitalize waterfront and downtown core • Expand tourism sector • Boost entrepreneurship 	<ul style="list-style-type: none"> • Protect the waterfront • Provide more local food options • Improve solid waste management • Take care of the environment 	<ul style="list-style-type: none"> • Develop more affordable housing • Provide more opportunities for health and wellness • Support vulnerable residents • Improve accessibility in public spaces 	<ul style="list-style-type: none"> • Celebrate the Village's culture and history • Beautify the community • More partnership with 'Namgis • Keep supporting events and festivals • More programs that bring people together

Table 8: Goals derived from engagement

From these goals, 7 guiding principles were proposed for the public to comment on. The principles are tied into each policy section with the icons highlighted to demonstrate how policy in this Plan is directly tied to the community's overarching vision for the future of the Village.



Support Sustainable Economic Growth



Improve Accessibility and Inclusiveness



Ensure Housing Meets Needs of Community



Provide More Support for Residents



Safeguard the Village Now and for the Future

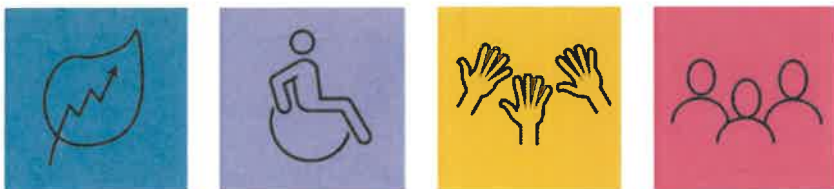


Foster Community Health and Happiness



Protect the Village's Unique Environment

4 | INDIGENOUS PARTNERS AND RECONCILIATION



The 'Namgis First Nation, part of the Kwakwaka'wakw peoples, has deep historical and cultural roots in Alert Bay, British Columbia, and the surrounding territories. Their ancestral lands encompass the Nimpkish and Kokish River watersheds, parts of northern Vancouver Island, and nearby waters and islands in Johnstone Strait and Queen Charlotte Strait. These lands have been occupied by the 'Namgis since time immemorial and remain unceded.

The name 'Namgis derives from the story of a mythical sea creature, 'Namxxiyalegiyu, which protected their ancestor during a great flood. This narrative reflects their profound connection to their natural environment and spiritual heritage. Historically, their culture has been centered around potlatches, a significant tradition involving feasting, storytelling, and the redistribution of wealth.

The 'Namgis played an important role in regional trade and resource utilization, benefiting from the area's rich resources, including salmon. The arrival of European settlers and industries in the 19th century brought challenges such as overfishing, deforestation, and displacement. Alert Bay became a hub for commercial fishing, drawing both Indigenous and non-Indigenous populations to the region.

The community has faced adversity, including the legacy of residential schools, which caused significant cultural disruption. Today, the 'Namgis are actively engaged in preserving their language, Kwak'wala, and cultural practices while managing their lands and resources sustainably. Landmarks such as the U'mista Cultural Centre in Alert Bay serve as important spaces for cultural education and reconciliation efforts.

The Village has a strong relationship with 'Namgis and is committed to strengthen collaboration with the Nation to provide the best possible services to residents of both communities.

OBJECTIVE 4.1

Strengthen collaboration with 'Namgis to provide the best possible services to residents of both communities.

POLICIES

1. Seek opportunities to submit joint applications for provincial and federal funding where shared benefits can be demonstrated.
2. Develop protocol for open, transparent and timely communication where joint issues are concerned.
3. Explore methods to enhance joint municipal service delivery and enhance efficiency.

OBJECTIVE 4.2

Incorporate principles of truth and reconciliation into the day-to-day dealings of Village administration.

POLICIES

1. Recognize and respect ‘N̄amgis governance and traditions in all joint undertakings.
2. Actively support initiatives that commemorate the history and legacy of the residential school system.
3. Incorporate land acknowledgements into Council meetings, public events and official communications.
4. Invite ‘N̄amgis representatives to participate in major planning processes, especially on matters involving cultural sites and environmental stewardship.



5 | HOUSING - gukw



The Local Government Act was updated in 2023 to mandate that a local government must make reference in its Official Community Plan to the 20-year total number of housing units required to meet anticipated need as referenced in its most recent housing needs report (Section 473.1). Alert Bay completed a Housing Needs Report in 2024, which identified the need for 52 housing units by 2029 and 104 housing units by 2044. The results of the report are summarized in **Table 9** below:

Need	5 Year Target (2029)	20 Year Policy Requirement (2044)
Extreme Core Housing Need	0	0
Persons Experiencing Homelessness	1.03	2.06
Suppressed Household Formation	6.7	26.79
Anticipated Household Growth	32.80	28.74
Rental Vacancy Rate Adjustment	0.21	0.84
Demand Buffer	11.32	45.30
Total	52	104

Table 9: Housing Targets from 2024 Housing Needs Report

OBJECTIVE 5.1

Provide more affordable housing and reduce the percentage of the Village’s residents living in core housing need.

POLICIES

1. Explore a short-term rental program to track and regulate the number of units operating throughout the Village that is responsive to local housing demand.
2. Ensure that there is adequate land designated to meet anticipated residential housing demand for the next twenty years, as required by provincial legislation.
3. Work with a range of partners, including senior levels of



The Village has an opportunity to create a more vibrant, thriving community by encouraging homeowners to rent or sell their empty houses.”

-Survey Respondent

government and the private sector, to support and pilot innovative approaches that facilitate more affordable housing.

4. Promote the development of non-market affordable housing on surplus municipal lands in partnership with BC Housing.
5. Incentivize new housing developments to contain affordable housing with financial and regulatory incentives.

OBJECTIVE 5.2

Ensure that the Village's diverse population groups have the necessary supports to remain a part of the community in suitable housing that addresses their various needs.

POLICIES

1. Require new residential developments to be within walking distance to core amenities and built to accommodate accessibility needs.
2. Encourage the development of an additional age-friendly housing complex through government and non-government organization partnerships.
3. Work with the Regional District to establish an emergency housing program available for residents facing urgent need.
4. Provide supports to residents who have difficulty maintaining their home due to mobility or other physical challenges. Such supports may include partnerships with community organizations, establishing volunteer-based assistance programs and facilitating campaigns that connect seniors with trusted contractors for accessibility upgrades at preferred rates.



OBJECTIVE 5.3

Make efficient use of the Village's existing housing stock and provide new housing in a variety of types and tenures caters to residents with different needs and at different stages of life.

POLICIES

1. Encourage homeowners to collaborate on neighbourhood maintenance, with small Village-funded grants for community-based projects like fence repairs or shared landscaping.

2. Permit the development of three to four-family dwelling units on lots adjacent to commercial zones.
3. Encourage the development of carriage homes and secondary suites on lots exclusively containing single-detached dwellings through financial and regulatory incentives.
4. Encourage and support the retrofitting of existing housing stock.
5. Consider enabling small-lot residential developments to encourage smaller square footage houses.

OBJECTIVE 5.4

Allow more of the Village's residents to reside in vibrant and well-designed neighbourhoods that both include are within walking distance to retail, food, medical services and other amenities.

POLICIES

1. Incentivize inclusion of upper floor residential development in existing and new buildings throughout the Marine Heritage Commercial District.
2. Allow regulated home-based businesses within residential zones.
3. Ensure that new neighbourhoods are connected to existing neighbourhoods through sidewalks, trails, and cycling routes.

OBJECTIVE 5.5

Invest in increased participation in regional strategies and partnerships that promote the establishment of affordable, appropriately located, well-designed and secure housing.

POLICIES

1. Maintain and enhance collaboration with "Namgis First Nation to address housing challenges on the island.
2. Explore the feasibility of establishing a shared approach to emergency shelters for efficiency and cost-sharing.
3. Advocate to the provincial government to expand resources available to Village residents through the Vancouver Island Health Authority.
4. Support partnerships within the community that facilitate residential infill development for affordable, rental, supportive and/or seniors housing needs.



6 | ECONOMY - t̄la'yup̄a



The Village has witnessed a changing economic climate through the shift from being a resource-based community to a more diversified local and regional service and tourism centre. This section focuses on strategies that the Village will pursue to stimulate growth, support local businesses and attract investment and tourism to the community. Policies within the OCP have been formed in alignment with the results of the analysis and recommendations found within the 2015 Tides of Change: Cormorant Island Economic Development Strategy.

OBJECTIVE 6.1

Continue efforts to revitalize the Marine Heritage Commercial district area.

POLICIES

1. Encourage storefront improvements through façade improvement programs such as small incentives such as matched grants, “Business of the Month” program, Downtown Revitalization Tax Exemptions and discounted materials from local suppliers.
2. Consider tactical urbanism interventions within the Marine Heritage Commercial District that can be implemented at different times throughout the year, such as:
 - a. Collective art projects such as chalk art and murals;
 - b. Street furniture such as chairs and benches, picnic tables and boardwalk decorations;
 - c. Outdoor games and activities such as life-size chess and kinetic art installations;
 - d. Moveable street planters with native, bee-friendly plants;
 - e. Firepits and hot drink stations; and
 - f. Light post banners with festive lighting
3. Partner with landlords to offer temporary rent discounts for new businesses filling vacant spaces.
4. Develop policies and regulations that encourage a vibrant core such as a downtown form and character development permit area.
5. Prioritize small but high-impact upgrades that include wayfinding signs, improved internet access and beautification projects that enhance the Village’s appeal to businesses and visitors.
6. Foster economic vitality and versatility, including support of existing businesses.



“Try to encourage new development along the waterfront via tax forgiveness to become more like Telegraph Cove with active waterfront businesses.”



-Survey Respondent

7. Provide opportunities for development of value-added businesses related to the natural resources sector.

OBJECTIVE 6.2

Support and promote local businesses.

POLICIES

1. Organize regular outdoor markets with free or donation-based booth spaces for local businesses to promote their products.
2. Offer free or low-cost advertising through the Village's website and social media.
3. Simplify the approvals process for home-based businesses and street vendors.
4. Consider allowing seasonal permits for entrepreneurs to test out ideas before requiring them to commit to a full business license.
5. Facilitate opportunities for local businesses to network, partner with and support each other.



OBJECTIVE 6.3

Increase the Village's capacity to attract and promote economic development.

POLICIES

1. Simplify and expedite the process for obtaining business licenses and permits to make it easier for entrepreneurs to open businesses in the Village.
2. Work with the Town of Port McNeill and the Regional District of Mount Waddington to share resources, attractive investment, and promote the Village as part of a larger economic region.
3. Encourage property owners with empty storefronts and underused community buildings to offer low-cost or temporary rental spaces for pop-up businesses, co-working, or shared retail areas.

“

“I have liked seeing the increase in number of restaurants and hotel accommodations. Food trucks would be nice!”

”

-Survey Respondent

4. Create a system to track grants, store key documents, and assign a staff member or volunteer to monitor opportunities. Partner with regional organizations for application support and explore shared or outsourced grant writing services.

OBJECTIVE 6.4

Promote the Village as a tourist destination.

POLICIES

1. Develop a consistent brand for the Village and promote it through the website, social media and regional tourism networks.
2. Increase the Village's use of its Instagram account, using web platforms such as Canva and Hootsuite to develop simple graphics that showcase the Village's unique character and share important news.
3. Promote the development of Indigenous-led tourism opportunities and experiences through partnership with 'Namgis Nation.
4. Enhance partnership with Vancouver Island North to promote Alert Bay as a destination for leisure, cultural exploration and eco-tourism.
5. Partner with BC Ferries to include the Village as a featured destination on its website and as part of a vacation package.
6. Build the Village's reputation as a waterfront destination and feature Alert Bay's waterfront in tourism initiatives.
7. Encourage all accommodation and activity providers to obtain approved status by Destination BC to ensure that the Village appears on the HelloBC website.
8. Develop a Tourism Strategy that supports local businesses, arts and culture, and attracts visitors to diversify commercial development.
9. Support the establishment of short-term rentals in commercial zones.



7 | COMMUNITY WELLBEING - ƙapiguxw'id



A community thrives when its residents are happy, healthy and supported. The Village is committed to maintain and enhance the social quality of life through support of integrated programs that consider environmental protection, social, health, educational and protective services, as well as the support and promotion of local volunteer-based organizations.

OBJECTIVE 7.1

Provide a community that is accessible to all ages and abilities in the community.

POLICIES

1. Promote events that include options for all ages and abilities, such as wheelchair-accessible venues, sensory-friendly activities, and low-cost participation.
2. Partner with the Community Hall to host rotating art exhibits, cultural talks and small performances.
3. Partner with 'Namgis Nation to create safe spaces in Alert Bay that are dedicated to the needs of youth and available to support them.
4. Ensure Village events and activities include options for all ages and foster intergenerational engagement.
5. Collaborate with regional arts organizations such as Creative Coast and grant programs to bring affordable workshops, performances and exhibits to the Village.
6. Improve the pedestrian realm with a focus on those with mobility challenges, through improved sidewalks, crossings, lighting, and wayfinding.

Many survey respondents expressed appreciation of the Village being friendly and inclusive, and a desire for it to remain that way.

-Summarized feedback from survey

OBJECTIVE 7.2

Celebrate the Village's cultural diversity and develop an atmosphere of belonging for new and long-term residents.

POLICIES

1. Work with the community to host events to celebrate cultural diversity.
2. Use the Village's website and social media to spotlight local residents, businesses and traditions through short stories, interviews or photo series.
3. Partner with regional multicultural organizations, the library and schools to bring cultural programming and education to the Village.
4. Enhance partnership with 'Namgis Nation for the provision of cultural and social services.

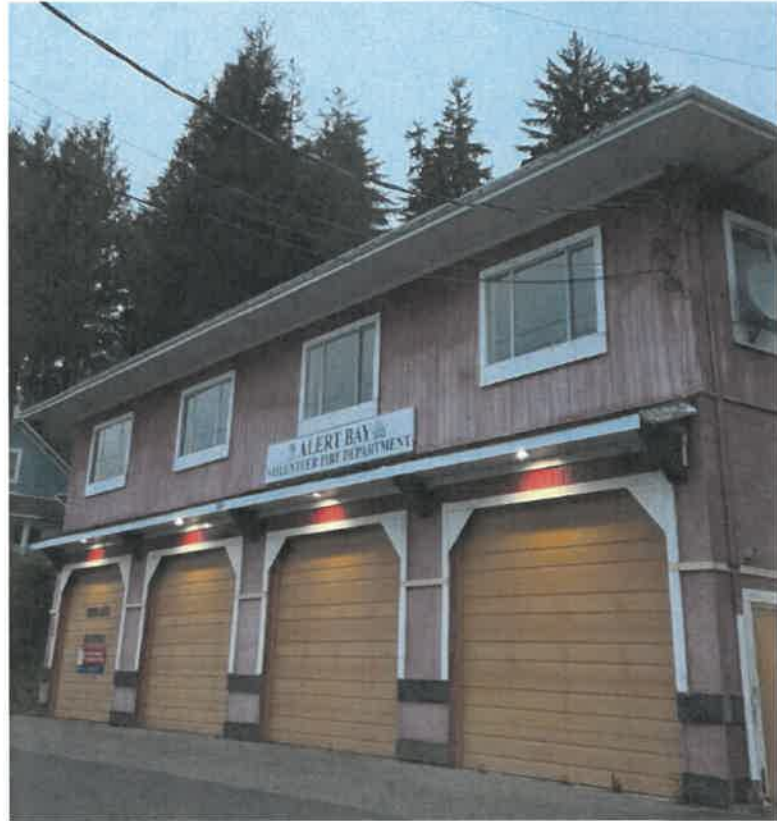
5. Continue support of cultural celebrations including Seafest, June Sports, Artfest, Alert Bay 360, Musicfest, Canada Day and other special events.
6. Encourage the maintenance, conversation and rehabilitation of properties of significant heritage or cultural value, such as the St. George’s Hospital building.

OBJECTIVE 7.3

Enhance community safety and resiliency.

POLICIES

1. Support new and innovative approaches to agriculture and permaculture on Cormorant Island.
 - a. Continue to support Cormorant Island’s tradition of backyard food gardening
 - b. Support the establishment of one or more commercial farms on Cormorant Island.
2. Actively seek funding for the maintenance and upgrading of the Village Fire Hall.
3. Hold bi-annual meetings with the RCMP detachment to discuss policing needs, provide community feedback and advocate for strong service levels.



OBJECTIVE 7.4

Work with regional, provincial and federal partners to maintain a high level social, healthcare and educational services in the Village.

POLICIES

1. Strengthen partnerships with the 'Namgis Nation to ensure availability of traditional health and wellness treatment options.

“I would like to see Alert Bay have a fully functional 24-hour service hospital again. Island Health needs to be held accountable for this.”

-Survey Respondent

2. Regularly engage with Vancouver Island Health Authority to advocate for the enhancement of healthcare services in the Village.
3. Collaborate with the Town of Port McNeill to share resources, improve service delivery and attract healthcare professionals to the Region.
4. Work with the provincial government to promote the Village as a desirable place for teachers and healthcare workers to live and work.
5. Advocate for improved broadband infrastructure and support local spaces for telehealth appointments and online education programs.
6. Create a system to track grants, store key documents, and assign a staff member or volunteer to monitor opportunities. Partner with regional organizations for application support and explore shared or outsourced grant writing services.

OBJECTIVE 7.5

Bolster a sense of civic pride in the Village and increase volunteerism.

POLICIES

1. Develop a simple volunteer directory and promote local opportunities through the Village website and social media channels to make it easier for residents, especially children and teenagers, to get involved.
2. Organize seasonal cleanup days, tree-planting initiatives or mural projects to engage residents in improving shared spaces.
3. Support small-scale community-led projects, such as block parties or public space improvements, by providing guidance and logistical support.
4. Partner with the local schools to encourage school participation in Village events and service projects, fostering early civic engagement.
5. Host informal town hall events, Q&A sessions with local leaders and open house events to encourage residents to take an active role in Village decision-making.
6. Offer small perks, such as event discounts or certificates to recognize and reward dedicated volunteers.
7. Develop a program to work with property owners to repurpose or remove derelict buildings. Utilize a blend of support and enforcement tools to enhance the look and livability of the Village for residents and visitors alike.
8. Explore the establishment of citizen-led committees to work alongside Council on beautification efforts. These committees may help prioritize projects and recommend funding allocations to strengthen community involvement and implementation.

Community members have expressed that volunteerism has been decreasing in recent years because volunteers are ageing and are feeling burnt out. This suggests the need to encourage younger generations to get more involved in their community.

-Summarized feedback from 2nd Open House

8 | PARKS AND RECREATION - am̓ta



Parks and open spaces offer residents and visitors alike places for recreation, relaxation and socialization, contributing to the overall mental and physical wellbeing of the community. The Village offers a unique blend of natural beauty and diverse recreational opportunities and is committed to protecting as well as enhancing these assets for the enjoyment of current and future generations.

OBJECTIVE 8.1

Maintain and improve access to the waterfront.

POLICIES

1. Retain public access to foreshore and adjacent upland areas.
2. Continue the development of a public boardwalk along Fir Street from the BC Ferries terminal to Birch Street with a variety of seating, lighting and decorative fixtures.
3. When possible, develop new parks along waterfront areas.
4. Work with regional and provincial partners to secure funding for dock upgrades, safety features, and accessibility improvements.
5. Host regular volunteer-based shore cleanup events.



OBJECTIVE 8.2

Provide a range of recreational facilities, amenities and programs that meet the needs of residents for all age and ability groups.

POLICIES

1. Maintain and enhance existing recreational spaces and assets.

“

“We need a gym or to be able to use the community centre for classes, exercise machines, etc.”

”

-Survey Respondent

2. Encourage the utilization of flexible public spaces that enable a variety of programming throughout the day and year.
3. Explore developing a fitness space that provides gym equipment, free weights, and room for fitness classes, with a focus on affordability and accessibility for all ages.
4. Support affordable or free recreation programs, such as guided nature walks, drop-in sports or cultural workshops.
5. Partner with local groups to maintain and organize new seasonal activities such as community walks, holiday markets, or outdoor movie nights.
6. Support new initiatives and programs within community facilities and recreational spaces that promote intergenerational interaction, exploration and play.
7. Implement accessible design features in public spaces and facilities to accommodate people of all mobility levels.
8. Actively seek funding opportunities to support new recreation initiatives and ensure ongoing improvement.
9. Continue to promote the development of community performing arts facilities and programs.
10. Support further development of expanded museum and archive facilities that will preserve and interpret the rich history of the Village of Alert Bay and Cormorant Island and compliment the U'mista Cultural Centre.



OBJECTIVE 8.3

Provide a diverse variety of parks and green spaces located in optimal locations around the Village.

POLICIES

1. Develop a Parks and Green Space Master Plan to identify existing assets and determine future park locations, ensuring connectivity with the Marine Heritage Commercial District.
2. Maintain and improve the existing trail network within the Village, including within Alert Bay Ecological Park. Provide clear pedestrian connection from the waterfront to these trails.
3. Work to provide green space within 500m of every household within the Village.
4. Identify underutilized Village-owned land that can be developed into pocket parks, community gardens or green spaces.
5. Encourage residents, volunteers and local organizations to participate in park improvements through beautification projects, tree planting and garden maintenance.
6. Work with the 'Namgis First Nation to incorporate traditional knowledge into development of green spaces, including planting native species and integrating cultural values into parks.
7. Use parkland dedication through subdivision and development to acquire land that enhances the Village's existing parks and trail network.
8. The Village will encourage subdivision applicants to dedicate more than 5% of a parcel when there are large portions of undevelopable land, which can serve as park space, protect environmentally sensitive areas or avoid/mitigate natural hazards.
9. Cash-in-lieu of parkland dedication may be considered when:
 - a. The 5% dedication would be too small to create a functional park or trail connection;
 - b. No part of the parcel would complement the park or trailway system; or
 - c. There is no identified need for additional parkland in the area.



9 | CLIMATE AND ENVIRONMENT - awi'nakola



It is likely that dynamic climate conditions will have a significant impact on the Village within a short period of time. Research indicates that the average annual maximum temperature in the Alert Bay region could increase 15% from 10.8 degrees (1976-2005) to 12.4 degrees Celsius (2021-2050). (Climate Atlas of Canada, 2025). This translates to more frequent extreme weather events, warmer summers, and impacts on water quality and availability. Policies in the OCP are intended to protect water, vegetation, soil, wildlife habitats, air quality, and biodiversity, all which can safeguard a community towards the worst impacts of climate change.

OBJECTIVE 9.1

Restore and protect natural ecosystems in parks and protected areas.

POLICIES

1. Develop an inventory of all Environmentally Significant Areas within the Village.
2. Support the restoration of degraded ecosystems in parks and protected areas by replanting native vegetation, removing invasive species and protecting sensitive areas.
3. Implement natural erosion control measures in currently undeveloped shoreline areas, such as planting deep-rooted vegetation, to prevent land loss and protect aquatic ecosystems.
4. Design and maintain trails, boardwalks and viewing areas to minimize environmental impact while ensuring public access to nature.
5. Promote natural stormwater management solutions, such as rain gardens and permeable surfaces, to reduce runoff and prevent pollution in local waterbodies.
6. Partner with the 'Namgis First Nation to incorporate traditional ecological knowledge into conservation and restoration efforts, including efforts to revitalize the region's natural fishery.

Community members have a clear expectation that the Village take an active role in maintaining environmental quality, integrating sustainability into infrastructure decisions, and encouraging community-wide stewardship practices.

-Summarized feedback from 1st Open House

OBJECTIVE 9.2

Reduce overall Green House Gas (GHG) emissions. The 2014 OCP set goals for 33% less emissions by 2020 and 80% less emissions by 2050 when compared to 2007 levels.

POLICIES

1. Ensure that climate change impacts are considered when location and designing public infrastructure.
2. Support energy-efficient upgrades in Village-owned buildings and infrastructure by using efficient lighting, improving insulation and exploring renewable energy options where feasible.
3. Work with CleanBC to build capacity for planning and implementing climate change initiatives and encourage residents to apply for relevant rebates offered.
4. The Village will strive to reduce community-wide GHG emissions to:
 - a. 40% less than 2007 by 2030
 - b. 60% less than 2007 by 2040
 - c. 80% less than 2007 by 2050



OBJECTIVE 9.3

Reduce the Village's water usage and protect the existing supply.

POLICIES

1. Encourage the implementation of low-impact development in new developments and redevelopments, including but not limited to green roofs or walls, permeable pavement, rain gardens, xeriscaping and bioswales.
2. Require the use of water-efficient fixtures in municipal buildings.
3. Support rainwater harvesting and grey water reuse.
4. Launch community education programs for residents and business owners on how to reduce water usage and offer incentives for doing so.
5. Encourage new water conservation techniques in the design of public streets, plazas, parks and other open space to utilize and manage stormwater in an ecologically sensitive manner.

OBJECTIVE 9.4

Reduce the Village's waste and promote sustainable practices.

POLICIES

1. Encourage the recycling of building materials to reduce reliance on the use of new materials.

2. Launch campaigns to educate residents about sustainability options and provide clear pathways to access funding or technical support for sustainable practices.
3. Promote composting, recycling and support community-led repair and reuse programs.
4. Limit single-use plastics at Village events and facilities.
5. Seek external funding to support waste reduction programs.

Objective 9.5

Encourage the remediation of known contaminated sites to support redevelopment.

POLICIES

1. Promotion of the identification, remediation and monitoring of all sites polluted with hydrocarbons or other hazardous substances.
2. Map all locations where past and present hydrocarbon and PCB pollution is known to exist, including details of remediation projects that have been completed and approved by provincial authorities.



10 | HAZARDS - *kagamata*



The Village is vulnerable to hazards and extreme weather events such as earthquakes, flooding and coastal erosion. The OCP includes policies that are intended to ensure that land use decisions, emergency planning and infrastructure investments help mitigate the risks of these hazards and improve overall disaster preparedness.

OBJECTIVE 10.1

Identify and protect environmentally sensitive and hazard-prone areas.

POLICIES

1. Maintain an inventory of hazardous areas within the Village, including steep slopes and areas at risk of tsunamis.
2. Control the removal of soil, ground cover and trees from landslide areas, requiring geotechnical review as needed.
3. Encourage shoreline naturalization in currently undeveloped shoreline areas to protect waterfront properties from flooding risk and landslip, while also protecting and restoring natural habitats.
4. Discourage development in areas at risk of flooding or sea level rise due to climate change. Where development does occur, require efforts to mitigate climate change impacts.

Many survey respondents expressed a concern that public infrastructure (especially the community stairways) should be properly repaired and maintained to ensure safe access routes in case of an emergency such as a tsunami.

-Summarized feedback from Community Survey



OBJECTIVE 10.2

Protect and equip community members to be prepared to respond during emergency situations.

POLICIES

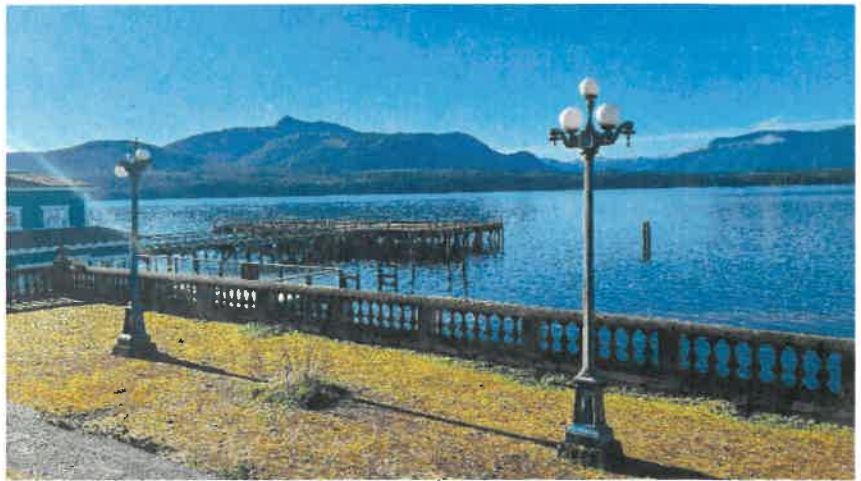
1. Continually work to improve communication methods to businesses and residents in the event of a potential emergency.
2. Identify and locate emergency reception centres and escape routes away from areas at risk of tsunamis and provide appropriate signage.
3. Encourage households to prepare emergency kits with food, water, and first-aid supplies.
4. Provide maps with safe zones and post them at public locations.
5. Update the Emergency Preparedness Plan and liaise with regional partners to ensure cohesiveness and mutual accessibility to resources as necessary.
6. Support public fire safety education and emergency preparedness programs in partnership with the Village Fire Department to enhance community awareness.

OBJECTIVE 10.3

Enhance infrastructure and property resilience to hazards.

POLICIES

1. Consider emergency access and egress routes when planning and developing, including natural areas and park sites.
2. Utilize existing knowledge and resources to ensure known hazards are considered in:
 - a. Land use and infrastructure plans
 - b. Policies
 - c. Bylaws
 - d. Decisions for maintenance, upgrades, and replacement of public and private property
3. Advocate to senior governments, public agencies and utility providers to invest in physical and technological upgrades that increase resilience of infrastructure to major hazards.
4. Continue to strengthen the resiliency of Village buildings, structures and infrastructure to seismic events through high standards and allocation of resources to support physical upgrades.



11 | INFRASTRUCTURE



Infrastructure and servicing are fundamental for any community. Effective infrastructure systems, including water supply, waste management and transportation networks are essential for ensuring a high quality of life for residents. Well-planned infrastructure and services are key to sustainable development and play a critical role in managing environmental impacts, conserving resources and adapting to climate change.

General

Objective 11.1

To provide and manage efficient services for the community.



“We need to maintain and improve our existing infrastructure, such as our roads and boardwalk.”



-Survey Respondent

POLICIES

1. Require all development within the Village to connect to services where and when they are provided.
2. Explore the feasibility of a Development Cost Charges bylaw to help fund infrastructure upgrades triggered by new development.
3. Restrict development to areas where municipal services and facilities are available, unless such services and facilities are provided by the developer at no cost or on a cost-shared basis as per Village policy.

Objective 11.2

To develop an asset management strategy that meets the needs of the community now and in the future.

POLICIES

1. Develop a built asset inventory and capacity assessment.
2. Work with developers and landowners to address infrastructure capacity issues to encourage development.
3. To create and maintain an accurate digital map of all water, storm and sewer mains, lateral lines, easements, manholes, clean-outs, lift pumps, hook ups.
4. Identify and correct present levels of infiltration and inflow to increase efficiency wastewater treatment facilities.
5. Repair and maintain key pedestrian connections including sidewalks, stairways and boardwalks to support walkability and safety.

Sewer

The Village's sanitary treatment facility (the Yalis Wastewater Treatment Plant) is currently owned and operated by the 'Namgis Nation. The Village utilizes the facility and provides contributions against the overall operation and maintenance expenditures based on the annual usage measure by flow volumes. Additionally, the Village agrees to participate on a similar basis related to the costs of future repairs and capital works. The system also includes two key lift stations, and the Village is looking to support a third after its construction and implementation into the collection system of the Village's sewer main. There are no known current capacity issues as it believed that the current system can provide service for up to 2,400 residents.

Objective 11.3

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

POLICIES

1. Maintain a positive contractual relationship with the 'Namgis First Nation for the provision of wastewater treatment services.
2. Update the Sewer Bylaw to outline a process by which design, construction management, and material costs associated with replacement of lateral sewer lines located on private property will be apportioned.
3. Work to obtain rights-of-way or easements for existing sewer lines traversing private property and require rights-of-way in new developments where sewer lines traverse private property.
4. Require that developers pay for the sewer utility servicing costs associated with new development through the use of development cost charges or other means as may be developed.
5. Develop policies that take into consideration the potential impact of global warming on the community sewage collection system.
6. Continue to maintain cost-sharing agreements with the 'Namgis First Nation for the treatment of liquid waste collected in the sewerage collection system.

Water

The Villages water system includes a well head located at the Village Transfer Station on Alder Road and reservoir on Cypress Road. The system services the Village along with Sandyville within the RDMW, in which water is provided for fire suppression purposes and drinking, household use, etc. The Village is also invested in an emergency disinfection system as part of its operating conditions within the Vancouver Island Health Authority. This system is utilized on a needed basis. Generally, there is no treatment of the water within the Village. At this time the system capacity is unknown, however, the Village is currently working with a hydrogeologist to evaluate the aquifer's long-term sustainability and options to support future growth.

Objective 11.4

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

POLICIES

1. Maintain and protect the community groundwater supply and ensure that future residents of Cormorant Island have an adequate supply of potable water.
2. Maintain water supply quality by protecting groundwater sources from contamination. Continue to protect the wellhead water source from contamination.
3. Promote responsible use and conservation of community water supply.
4. Develop policies that take into consideration the possible impact of climate change on the community water supply.
5. Continue to cooperate with the 'Namgis First Nation to ensure adequate water supply and quality for both communities.
6. Investigate the merits of an expanded metered water service as a conservation measure.
7. Encourage and promote the use of water conservation devices in new construction and renovations.
8. Complete a water system assessment capacity and management study.

Stormwater

The majority of stormwater is managed through an open ditch system. The primary goals of stormwater management in the Village is the protection of public safety, property, and the environment by effectively managing rainwater runoff.

Objective 11.5

To maintain a safe and efficient stormwater management system for the diversion, collection and disposal of storm water.

POLICIES

1. Maintain all major open-channels, culverts, and underground components of the existing stormwater management system to a high standard.
2. Secure statutory rights-of-way for any additions of storm drainage areas to ensure access for maintenance and provide for the upgrading of existing drainage courses.
3. Investigate opportunities to extend the existing stormwater collection system to offer higher levels of protection to outlying areas of the community.
4. All additions to the stormwater system should be designed based on best management practices.
5. Require installation of adequate drainage and storm water management in any new developments.

6. Require separation of stormwater from sewage collection systems in any new developments.

Solid Waste

The Village solid waste services include the collection and transfer of solid waste to the 7 Mile Landfill operated by the Mount Waddington Regional District.

Objective 11.6

Comprehensive, safe, efficient and affordable collection and transfer of solid waste, special and hazardous wastes, and recycled materials on and from Cormorant Island.

POLICIES

1. Continue to provide comprehensive, safe and affordable solid waste disposal through transfer of all solid, special and appropriate hazardous wastes to an approved facility.
2. Maximize public awareness of recycling potential and practice by promoting reduction, reuse and recycling that promote waste recycling measures to reduce demand for garbage disposal.
3. Regular mail out of a brochure that describes the list of materials that can, and cannot, be recycled.
4. Maintain free annual 'spring cleanup' of non-construction materials.
5. Continue to maintain cost-sharing agreements for solid waste collection and recycling pickup with the 'Namgis First Nation.
6. Prohibit dumping of waste along roadsides, on vacant lands, on the foreshore and in the ocean.
7. Promote strategies to implement individual and community composting strategies.
8. Incorporate animal-resistant and waterproof bin covers within the Village Transfer Station to reduce wildlife impacts and the spread of litter.

Objective 11.7

To ensure compliance and remediation of the old land fill.

POLICIES

1. Development and implementation of a closure and monitoring plan for the former site of the Alert Bay Dump.
2. Closure and monitoring of the former site of the Alert Bay dump.
3. Remediation and monitoring former land fill sites within the municipality.

12 | LAND USE - sinat



The following land use designations, as depicted on [Map 1](#), assist to identify the type, scale and intensity of development that is envisioned for the Village of Alert Bay. The land use designations have been created to reflect the needs of a community and to broaden the range of opportunities for current and future residents.

Growth Management Policies

Objective 12.1:

To foster logical progression of development withing the community

POLICIES

1. Require all development within the Village to connect to services where and when they are provided.
2. Seek all possible federal, provincial and other financial support for maintenance and improvement of Village infrastructure.

Residential

The intent of the residential designation is to support the development of the variety of housing types and densities required to serve the needs of a diverse municipal population.

Objective 12.2

Ensure that there is adequate land designated to meet the anticipated residential housing demand for the next five to ten years, as required by provincial legislation.

POLICIES

1. Create and maintain an inventory of all serviced and un-serviced lots for planning purposes.

Objective 12.3

Ensure the provision of a range of housing types, tenures, and densities, which meet the diverse needs of individuals and families of varying income levels and age groups, this includes affordable housing and housing for seniors such as home care, assisted living and supported housing.

POLICIES

1. Permit the following types of development within residential zones:
 - a. single-family;
 - b. secondary carriage homes on larger parcels;
 - c. secondary suites
 - d. modular homes;
 - e. duplex homes;
 - f. multi-family (three and four family, townhouses, apartments, condominiums);
 - g. mobile home park (where land is zoned for a mobile home park).
2. Encourage the development of affordable multi-family residential units or mobile parks where appropriate.
3. Encourage the development of affordable special needs, senior, co-housing, non-profit or cooperative housing where appropriate.
4. Allow mixed-density residential uses in where land has been rezoned for comprehensive development.



Village Core/Commercial

The intent of the commercial designation is to establish a central 'Commercial District' where a wide variety of commercial facilities and services, housing options, and institutional services are maintained in a manner that is both convenient for residents and visitors, and consistent with community history and character. The waterfront area on Fir Street, Maple Road, Tamarack Road

and lower Birch Road between the BC Ferries Terminal and the Alert Bay Fire Department is known as the 'Marine Heritage Commercial District', and as such represents the community core.

Objective 12.4

To strengthen the Village Core through the consolidation of commercial uses



POLICIES

1. Support marine-related businesses and activities on the Alert Bay commercial waterfront in a manner and in locations that minimizes impact on the marine environment.
2. Encourage a wide range of land uses in the 'Marine Heritage Commercial District', including:
 - a. Pedestrian-oriented retail and personal service;
 - b. Offices;
 - c. Cultural, entertainment and social facilities;
 - d. Public and institutional;
 - e. Mixed-use residential and commercial;
 - f. Tourist accommodation;
 - g. Marine commercial and recreational
3. Allow small-scale tourism related accommodation such as B&Bs, of up to three bedrooms that do not have restaurant services. The following will be required in considering a rezoning:
 - a. Such activities result in no noise, light, glare, odors, dust or smoke that impact adjacent residences;
 - b. Provision of adequate water and sewerage are demonstrated;
 - c. Adequate off-street parking is provided;
 - d. Adequate screening and buffering is provided;
 - e. The business owner or manager resides on the property.

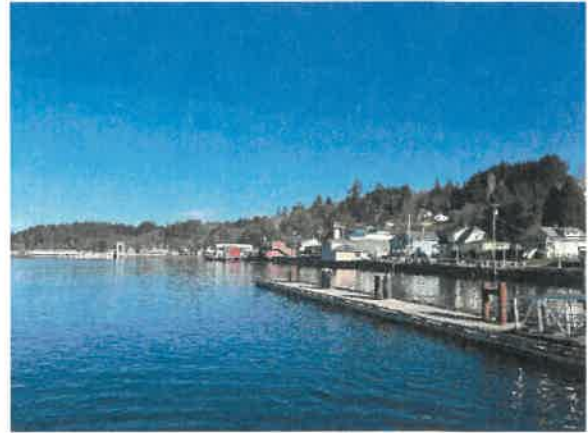
Objective 12.5

To foster and strengthen the historical character of the Marine Heritage Commercial District

POLICIES

1. Encourage continued coordinated redevelopment of the 'Marine Heritage Commercial District.'

2. Ensure that the development/redevelopment of ‘Marine Heritage Commercial District’ considers the following core concepts:
 - a. Design reflecting a “west coast” architectural style and the “fishing village” heritage of Alert Bay;
 - b. Mixed pedestrian oriented commercial and residential land uses;
 - c. Maximum connectivity between the harbour promenade and the commercial area.
3. Develop and revise an off-site parking policy that sets out levels of parking required for customers, delivery vehicles, and accommodation required for commercial developments.



Industrial/Marine

The intent of the industrial/marine designation is to encourage suitable industrial land and marine use activities that broaden the range of economic opportunity within the Village. The Village will work with landowners if aggregate or mining operations are identified as required under provincial legislation.

Objective 12.6

To identify appropriate areas for industrial development.

POLICIES

1. Explore the opportunity to develop a light industrial park in the vicinity of the Village of Alert Bay Public Works Yard.
2. Require that new light industrial developments or redevelopment obtain environmental approvals from provincial and federal ministries to ensure that the best environmental management practices are followed.
3. Assess the need for zone and development permit guidelines to address landscaping and building aesthetics that are visible to reduce impact on the general public and adjacent properties.
4. Review the zoning bylaw to require adequate off-street parking for industrial uses within the community.
5. Due to perceived negative impacts of increased noise, pollution and aesthetic issues, industrial uses shall be located away from residential and tourist commercial areas where possible.

Objective 12.7

To promote industrial and marine based economic development activities in the Village

POLICIES

1. Support continued use of the Alert Bay Small Boat Harbour and the Municipal Wharf for commercial and marine uses.
2. Identify selected locations along the Alert Bay commercial waterfront to support innovative marine-related businesses and activities.

Parks and Greenspace

The intent of the parks and greenspace designation is to provide a diverse range of areas for recreational and cultural opportunities for the enjoyment of residents and visitors.

Objective 12.8

To allow all residents to be within 500 metres of greenspace.

POLICIES

1. Retain and enhance existing parks for recreational opportunities including walking, wildlife viewing, biking, camping, dog walking, nature interpretation, and related uses.
2. Restore and protect natural ecosystems in parks and protected areas.
3. Retain of areas of the foreshore for public access and use.
4. Preserve and develop areas for active recreational and cultural activities in collaboration with the 'Namgis First Nation, North Vancouver Island School District #85 and the Regional District of Mount Waddington.
5. Provide opportunities for residents and visitors to learn about the natural and cultural environments on Cormorant Island through provision of visitor information services, interpretive maps, brochures and signage, as well as relevant activities focused on the outdoors and culture.
6. Prepare a plan for conservation, parkland and open space within the Village.
7. Develop an open space network consisting of:
 - a. Neighbourhood parks (with minor facilities);
 - b. Community parks (with extensive facilities);
 - c. Nature Parks (with or without trails);
 - d. Linear Parks (walkways and bikeways);
 - e. Coastal Riparian Area Development Permit Area;
 - f. Conservation areas.
8. Connect the above elements with the 'Marine Heritage Commercial District' and the waterfront to form an integrated open space system.
9. Explore the opportunity to include parkland acquisition through Village of Alert Bay bylaws.
10. Continue development of a waterfront boardwalk/sidewalk/public square network beginning at the BC Ferries terminal and concluding at the Nimpkish Hotel area.

11. Maintain and improve the existing trail network within the Village, including within Alert Bay Ecological Park and the John Anderson Memorial Big Tree Loop.
12. Continue the systematic development of recreational amenities on Cormorant Island in consultation with the 'Namgis First Nation, Northern Vancouver Island School District #85, private enterprise, and community members.
13. Continue to promote the development of community performing arts facilities and programs.
14. Support further development of expanded museum and archive facilities that will preserve and interpret the rich history of the Village of Alert Bay and Cormorant Island and compliment the U'mista Cultural Centre.
15. Promote the inventory and preservation of archaeological and heritage sites in the Village.

Institutional

The intent of the Institutional designation is to provide civic and community recreational opportunities for residents and visitors. The Institutional designation also supports a broad range of public and institutional facilities, which serve the educational, health and safety, and cultural needs of the community. Supported uses include, but are not limited to schools, churches, hospital, and police stations, as well as land required to service municipal infrastructure (i.e., sewage treatment facilities and water reservoirs). Civic uses, such as the library, Museum and Town Hall are also included as Institutional Uses.

13 | IMPLEMENTATION



13.1 Action Plan

Focus Area	Key Actions
Reconciliation	
	Community to community forums
	Identify opportunities for joint economic development
Natural Environment and GHGs	
	ESA inventory
	Brownfield mapping
Hazardous Areas	
	Hazardous area mapping
	Update Emergency Preparedness program
Housing	
	Short-term rental program
	Emergency housing program
Infrastructure	
	Map all Village-owned assets
	Develop Asset Management Plan
Economic Development	
	Develop Signage and Wayfinding Plan
	Develop a Business Improvement Incentive Program
	Implement grant-application tracking system
Parks and Recreation	
	Parks and Greenspaces Masterplan
	Parkland acquisition bylaw

13.2 Temporary Use Permits

All lands shall be designated as being eligible for consideration for the issuance of Temporary Use Permits. The consideration of applications for a Temporary Use Permit shall be conditional upon the applicant providing:

1. A detailed description of the proposed use and the duration of the proposed activity.
2. Plans for mitigating potentially harmful impacts on the environment, adjacent lands, and the local community.
3. Applicable provincial and federal government approvals or permits.
4. A plan for rehabilitation of the site following the discontinuance of the proposed temporary use.
5. Other information required to fully evaluate the application.

13.3 Development Approval Information

Pursuant to the establishment of a Development Approval Information Area Bylaw, the area covered by this OCP is designated as a development approval information area under the authority of Section 485 of the Local Government Act, as amended from time to time. Development approval information may be required for:

- (a) Zoning bylaw amendments.
- (b) Temporary use permits, and.
- (c) Development permits

13.4 Development Permit Areas

The Local Government Act (Section 488) provides that the Village of Alert Bay Official Community Plan may designate development permit areas for one or more of the following purposes:

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

The four Development Permit Areas established in this Plan have been designated in accordance with the Development Permit Area **Maps 2, 3 and 4** and are complemented by the development guidelines listed below:

1. A Development Permit will not be required for the addition or alteration of a principal building, provided that:
 - a. The value of the proposed construction is less than \$30,000 (2025 dollars); and
 - b. The proposed construction is located within an interior side or rear yard.
2. A Development Permit will not be required for the construction of a single-family dwelling unit within a single-family residential area, with the exception of proposed residential development in the Natural Hazard Development Permit Area.
3. A Development Permit will not be required for the construction of an accessory building or structure provided that:
 - a. The value of the proposed construction is less than \$30,000 (2010 dollars); and
 - b. The proposed construction is located within an interior side or yard.
4. A Development Permit will not be required for the construction or alteration of signs and canopies that conform to the relevant Development Permit Area Guidelines.

Development Permit Area #1 – Marine Heritage Commercial District

Category:

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

Justification:

The justification for this Development Permit Area is to ensure the coordinated development of a “focal point” for increased economic and community activity along the harbour. This Marine Heritage Commercial District may be used for commercial development, marine commercial development, pedestrian oriented commercial uses, community uses and residential uses. Structures and surrounding streetscape in this area should reflect the early 20th century heritage character of the Village of Alert Bay.

Designated Area:

The Marine Heritage Commercial District is denoted as shown on [Map 2](#).

Guidelines:

1. Buildings shall represent a common high quality design theme reflecting ‘traditional fishing village’, ‘West Coast contemporary’ or ‘BC heritage coastal community’ architectural styles. Structures should strive to provide a style of design that is consistent with the majority of structures existing in the ‘Marine Heritage Commercial District’ and early 20th century. Photographs of these types of structures are available for view at the Alert Bay Library and Museum.
2. Buildings shall feature peaked/gabled roofs or flat roofs fronted by false front, and their entrances and doorways should be recessed or otherwise designed to provide visual relief and protection from the inclement weather.

3. Buildings may feature elements including horizontal wood clapboard or shingle siding, dormer windows, windows with mullions and wide trim boards, corner facia, and related architectural elements.
4. Buildings shall be designed so as to avoid presenting an overly massive structure using rooflines, depth and landscaping to break up their bulk and soften their appearance.
5. Building design shall take into consideration the set-back and scale of neighbouring structures.
6. The use of wood, metal or canvas awnings, overhangs and canopies is encouraged on all buildings for weather protection. Vinyl or plastic awnings, overhangs and canopies are discouraged.
7. Exterior finishes shall emphasize the use of wood. Stucco and vinyl finishes are discouraged. Corrugated metal siding and metal roofs may be permitted.
8. Exterior colours shall be in keeping with Village colour schemes, as generally represented in the 2001 Village of Alert Bay Downtown Revitalization Plan.
9. Building and site design shall take into account CPTED (Crime Prevention Through Environmental Design) principles.
10. New development shall provide adequate set back for pedestrian walkways. Where required, easements or agreements for maintaining pedestrian walkways must be negotiated with the Village of Alert Bay.
11. Required off-street parking areas shall be concealed within structures, where possible, or screened from view from the streets. Options for off-site parking may be negotiated with the Village of Alert Bay.
12. Signage should complement the heritage architecture of the development and be sized in ways which evoke the early 20th Century era of community history.
13. All open areas not covered by buildings or pedestrian or vehicular access ways shall be landscaped.
14. Where relevant, vegetation should be used to border off-street parking and service areas and generally enhance the appearance of the Marine Heritage Commercial District. Landscaped pedestrian walkways to and from buildings, parking areas, and the waterfront should be provided.
15. A design review and approval process will be instituted by the Village of Alert Bay to ensure that the above Marine Heritage Commercial District building design guidelines are adhered to.

Development Permit Area #2 - Marine Heritage Residential District

Category:

Establishment of objectives for the form and character of intensive residential development.

Justification:

The justification for this Development Permit Area is to encourage retention of the existing heritage character of this residential area through complimentary architectural design.

Designated Area

The Marine Heritage Residential District is denoted as shown on [Map 2](#).

Guidelines:

1. Buildings should represent a common high quality design theme reflecting ‘traditional fishing village’, ‘West Coast contemporary’ or ‘BC heritage coastal community’ architectural styles. Structures should strive to provide a style of design that is consistent with the majority of structures existing in the early 20th Century in the Marine Heritage Residential District. Photographs of these types of structures are available for view at the Alert Bay Library and Museum.
2. New buildings should feature peaked roofs and their entrances and doorways should be recessed or otherwise designed to provide visual relief.
3. Buildings may feature elements including horizontal wood clapboard or shingle siding, dormer windows, windows with mullions and wide trim boards, corner facia, and related architectural elements.
4. Buildings shall be designed so as to avoid presenting an overly massive structure using rooflines, depth and landscaping to break up their bulk and soften their appearance.
5. New or expanded structures shall be constructed in a manner which takes into account the scale of adjacent buildings.
6. Mobile homes are not permitted in the Marine Heritage Residential District.
7. Exterior finishes shall emphasize the use of wood. Stucco and vinyl finishes are discouraged. Metal roofs may be permitted.
8. Exterior colours shall be in keeping with Village colour schemes, as generally represented in the 2001 Village of Alert Bay Downtown Revitalization Plan.
9. A design review and approval process will be instituted by the Village of Alert Bay to ensure that the above Marine Heritage Residential District building design guidelines are adhered to.

Development Permit Area #3 - Environmentally Sensitive Areas

Category:

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

Justification:

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

Designated Area

The Environmentally Sensitive Areas Development Permit Area is denoted on [Map 3](#).

Guidelines:

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

Development Permit Area #4 – Natural Hazard Areas

Category:

Protection of development from hazardous conditions.

Justification:

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

Designated Area:

The Natural Hazard Areas Development Permit areas are denoted as areas 1, 2,3 and 4 on [Map 4](#).

Guidelines:

1. Development permits will be required for these areas for activity including construction, subdivision, land clearing, land grubbing, soil removal, soil deposit and tree removal.
2. Where possible, development or alteration of any portion of any property within a Natural Hazard Area should plan to avoid intrusion into the Hazardous Areas Development Permit Area or to minimize the impact of any activity in these areas.
3. Development permits for steep slopes will be required on identified potentially unstable slopes of 30% or greater with a vertical height of more than four meters.
4. Development permits related to tsunami hazard are required in upland areas located between the high tide line, a horizontal distance of 30 metres from the natural boundary of the sea and an elevation of 4 metres above the natural boundary of the sea.
5. Prior to any development or alteration of land within DPA 4 areas, a development permit application must be filed that includes an assessment by a qualified professional addressing the following:
 - a. Identifying any hazards which may affect the safe development of the land including but not limited to:
 - i. flooding
 - ii. tsunami
 - iii. subsidence
 - iv. ground water flows
 - v. land slip
 - vi. mud flows
 - vii. earthquake
 - viii. erosion
 - ix. avalanche
 - b. Providing recommendations to reduce the risk of damage to the land, buildings and the Village works and services in regards to:
 - i. Identify any part of the development or works and services which require inspection by specialized personnel and outline a recommended inspection program during the development of the land;
 - ii. Further geotechnical investigations and reports;
 - iii. Restricting the use of the land, buildings or the works and services;

- iv. Remedying of any unstable or potentially unsuitable soils;
 - v. Providing further reports during the maintenance period.
 - c. Evaluate the development plans for the property using the relevant Village of Alert Bay Zoning Bylaw, the Environmentally Sensitive Area (ESA) and Natural Hazard Area (NHA) designations, and the Development Permit guidelines of the Official Community Plan to confirm the land is safe for the intended use.
 - d. Establish a safe setback line from any watercourses, steep slopes or hazard areas to protect the land, buildings and inhabitants from the risk of injury or damage that may, in the opinion of the Engineer, be caused by the hazards of flooding, erosion, land slip, rock fall, subsidence, earthquake, mud flows or any combination thereof. The recommended setback cannot be less than the minimum setback requirements established by the Municipal bylaws.
 - e. Quantify the risks of a geotechnical failure or any substantial hazard.
 - f. Certify “the land is safe for the use intended.”
 - g. The Engineer’s recommendations and the conclusions of the Report must:
 - i. Acknowledge that the Village and its Approving Officer may rely upon the Report when making a decision on applications for the subdivision or development of the land;
 - ii. Certify the land is safe for use intended with the probability of a geotechnical failure or another substantial hazard resulting in property damage of less than 10 (10%) in 50 years;
 - iii. Identify any deficiency in the design of the buildings, the proposed water, sewer, drainage, access and road works (the “Works and Services”) or the construction standards intended for the development;
 - iv. Prescribe the geotechnical works and any changes in the standards of the design of the development which are required to:
 - 1. Ensure the land, buildings and the Works and Services are developed safely for the use intended;
 - 2. Maintain the safety of the land, buildings and any Works and Services as a condition of the approval of the development.
- 6. No development or alteration of land will occur where the report by the qualified professional indicates that a hazardous condition exists or would result.
- 7. The Village encourages planning for the retention of significant stands of trees, as well as native vegetation, within DPA 4 areas.
- 8. In the absence of a geotechnical engineering report where development is proposed on steep slopes, no development or alteration of land will be permitted on the escarpment or within 30 metres of the top of the ridge or the base of the slope.
- 9. In the absence of a geotechnical engineering report where development is proposed in a tsunami risk area, no development or alteration of land will be permitted within a minimum horizontal distance of 30 metres from the high tide line and an elevation of 4 metres above the high tide line.
- 10. In conformance with provincial guidelines for lakes, ponds and marsh areas, no building may be constructed within 7.5 metres of the natural boundary of any lake, pond or adjacent swamp or marsh area.
- 11. Where lands subject to flooding are proposed for development, the flood construction level and flood proofing will be to the standards specified by the Ministry of Transportation and the Provincial Approving Officer.



VILLAGE OF
ALERT BAY
HOME OF THE KILLER WHALE

Village of Alert Bay

Map 1 - Land Use



- Industrial and Marine
- Institutional
- Parks and Green Space
- Residential
- Village Core/Commercial
- Parcels



Scale: 1:12,000
0 125 250 500
Metres



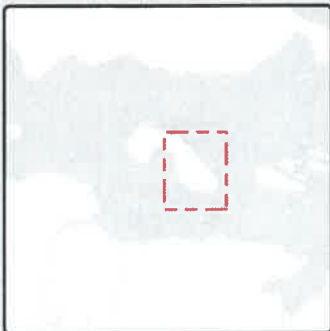
Village of Alert Bay





Map 2 - Development Permit Areas #1 & #2



Development Permit Area #1
Marine Heritage Commercial District

Development Permit Area #2
Marine Heritage Residential District



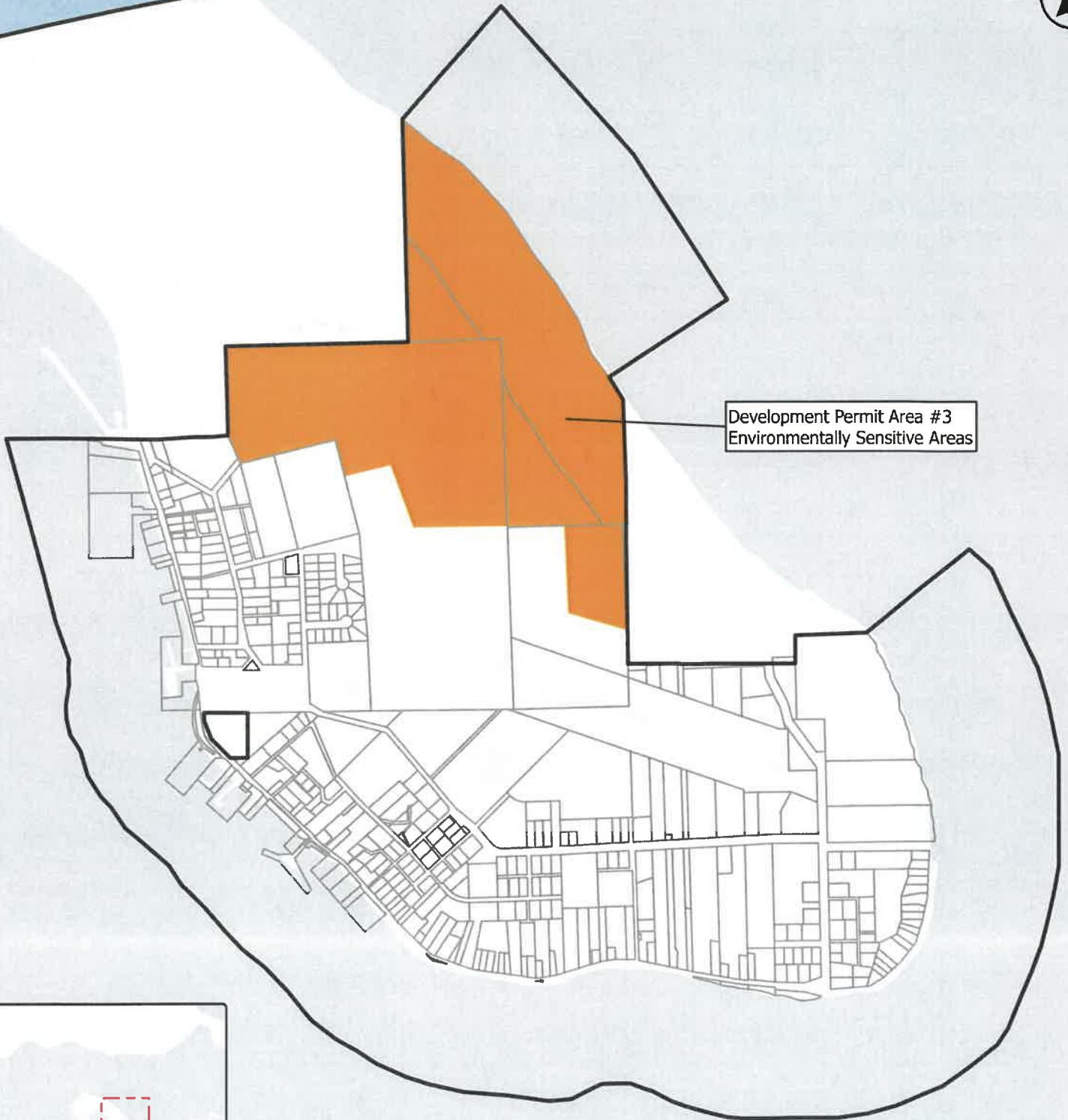
-  Marine Heritage Commercial District
-  Marine Heritage Residential District
-  Parcels
-  Village Boundary

Scale: 1:12,000
0 150 300 600
Metres 

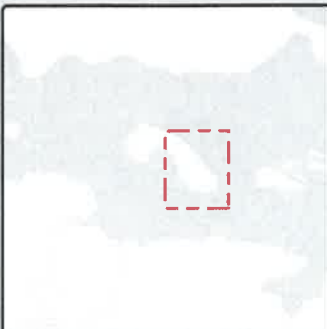





Village of Alert Bay

Map 3 - Development Permit Area #3



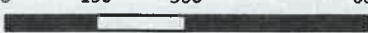
Development Permit Area #3
Environmentally Sensitive Areas



	Environmentally Sensitive Areas
	Parcels
	Village Boundary

Scale: 1:12,000

0 150 300 600

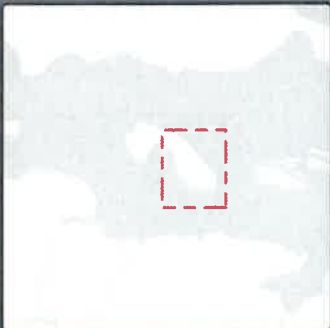
Metres 



VILLAGE OF
ALERT BAY
HOME OF THE KILLER WHALE

Village of Alert Bay

Map 4 - Development Permit Area #4: Natural Hazard Areas



	Hazard Boundary
	Hazard Area
	Surface Geology Boundary
	Village Boundary

Scale: 1:12,000

0 150 300 600

Metres