


TOQUAHT NATION GOVERNMENT

OFFICIAL COMMUNITY PLAN ACT

TNS 1/2016



This law enacted on March 8, 2016

Signed 
Anne Mack, Ha'wilt of the
Toquaht Nation

DEPOSITED IN THE
REGISTRY OF LAWS AND
OFFICIAL RECORDS

ON 2016/03/22



Signature of Law Clerk

TABLE OF CONTENTS

PART 1 - GENERAL PROVISIONS5

 Short title5

 Executive oversight5

 Adoption of official community plan5

 Commencement5

SCHEDULE 1 – OFFICIAL COMMUNITY PLAN.....7

PART 1 - GENERAL PROVISIONS

Short title

1.1 This Act may be cited as the Official Community Plan Act.

Executive oversight

1.2 The member of the Executive holding the lands, public works and environmental protection portfolio is responsible for the executive oversight of this Act.

Adoption of official community plan

1.3 As required by section 2.2 of the Planning and Land Use Management Act, the official community plan attached as Schedule 1 is adopted as the official community plan of the Toquaht Nation for all

- (a) Toquaht lands, and
- (b) Toquaht foreshore.

Commencement

- 1.4**
- (a) Subject to subsection (b), this Act comes into force on the date it is enacted.
 - (b) Section 1.3(b) comes into force on the date the Toquaht government, on behalf of the Toquaht Nation, enters into the first agreement to amend the Foreshore Agreement in accordance with section 6.08 of the Foreshore Agreement.

SCHEDULE 1 – OFFICIAL COMMUNITY PLAN

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TRADITION TRANSCENDING TIME

TOQUAHT NATION

Official Community Plan

Final Draft – February 2016

TABLE OF AMENDMENTS

From the date of adoption of this Plan, the following amendments have been made:

TYPE OF AMENDMENT (✓)		DESCRIPTION- BRIEF OUTLINE OF REASON FOR AMENDMENT, KEY POINTS, SUMMARY OF CHANGES	DATE
MAJOR	MINOR		

TABLE OF CONTENTS

Section		Page
	Acknowledgements	4
01	Introduction	5
02	Developing the Official Community Plan	6
03	Background to the Official Community Plan	7
04	Issues Identified by Citizens	10
05	Vision	12
06	Goals and Objectives	14
	What are Goals and Objectives?	16
	The Lands	17
	Map of Land Use Designations	18
	Map of Riparian Areas and Hazard Lands	19
	Map of Macoah Village	20
	Traditional territories broad objectives	21
	Traditional Use Lands	22
	Homelands	24
	Resource and Open Spaces	26
	Economic Development Lands	30
	Resort Lands	34
	Natural Environment	36
	Recreation, Trails and Open Spaces	40
	Energy and Infrastructure	41
	Community Sustainability	43
	Housing	46
	Greenhouse Gas Emissions Reduction	48
7.0	Plan Adoption, Administration and Implementation	49

ACKNOWLEDGEMENTS

The Development of the **Toquaht Nation Official Community Plan** (also called the **Plan** or the **OCP** in this document) is the result of the efforts and dedication of many individuals.

A special ʔuusyak šiliiʔic (thank you!) to all Toquaht Nation Citizens who participated at the community meetings, People's Assemblies, and the survey on the website. We would like to thank each and every one of you who were so generous with your time, ideas, and comments. We hope the Official Community Plan adequately reflects your visions and goals for the community and serves as the roadmap to a bright future for Toquaht Nation. We could not build an Official **Community Plan** without the community!

And a second ʔuusyak šiliiʔic (thank you!) goes to Council for allowing students from Vancouver Island University's Geography Department to assist in the development of this Plan. The students were given an enormous opportunity to work on an important project. We ʔuusyak šiliiʔic for having the confidence in us to contribute to this Plan.

A special mention goes to Lisa Morgan, Director of Lands, Public Works, and Resources for all her work on assembling background information and guiding the planning process.

Toquaht Nation Council (2013)

Anne Mack – Tyee ḥawil

Kevin Mack – Chaamataa

Carlos Mack – Council member

Noah Plonka – Council member

Naomi Mack – Council member

Kirsten Johnsen – Council member
(2015)

The Project Team (2013)

Lisa Morgan, Director of Lands, Public Works, and
Resources

Sarah Robinson, Director of Operations

Rick Shafer, Land Use Consultant for Toquaht Nation

Geography 322: Geographic Communications

Geography 342: Urban and Regional Planning

Dave Witty, Provost and Vice President Academic,
Vancouver Island University

Pam Shaw, Geography Professor, Vancouver Island
University.

Juliet Van Vliet, Director of Lands, Public Works and
Resources (2015)



1.0 INTRODUCTION

Why plan?

By developing the **Toquaht Nation 2016 Official Community Plan (OCP)**, we are setting out the priorities for a growing Nation. Priorities include the development of an enduring economic base, protection of the environment, and the nurturing of cultural values and practices. We are agreeing as a community on actions we can take to strengthen and sustain our people, our lands, and our waters.

The required contents of this Plan is set out in Toquaht Nation legislation. The ***Planning and Land Use Management Act*** was adopted on April 1, 2011. Part 2 of the Act states that an official community plan must set out objectives and policies to guide decisions on planning and land use management. To do this, the Act states that the Plan must include the following content:

- **Housing** - The location, amount, type, and density of housing development required to meet needs over a period of at least five years. This includes any policies the Plan might have on affordable housing, rental housing, or special needs housing;
- **Other land uses** - The location, amount, and type of present and proposed commercial, industrial, institutional, agricultural, recreational and utility land uses;
- **Sand and gravel deposits** - The approximate location and area of deposits that are suitable for future extraction;
- **Hazard lands and environmentally sensitive lands** - The identification and potential restriction of uses on lands that may not be suitable for development;
- **Infrastructure** - The approximate location and phasing of any major road, sewer and water systems;

- **Other community uses** - The approximate location and type of present and proposed community facilities, including schools, parks, waste treatment, and disposal sites;
- **Climate change** - Targets for the reduction of greenhouse gas emissions and actions proposed in relation to achieving those targets.

All of these issues are included in this Official Community Plan, along with others that have been identified by Citizens, staff, and Council.

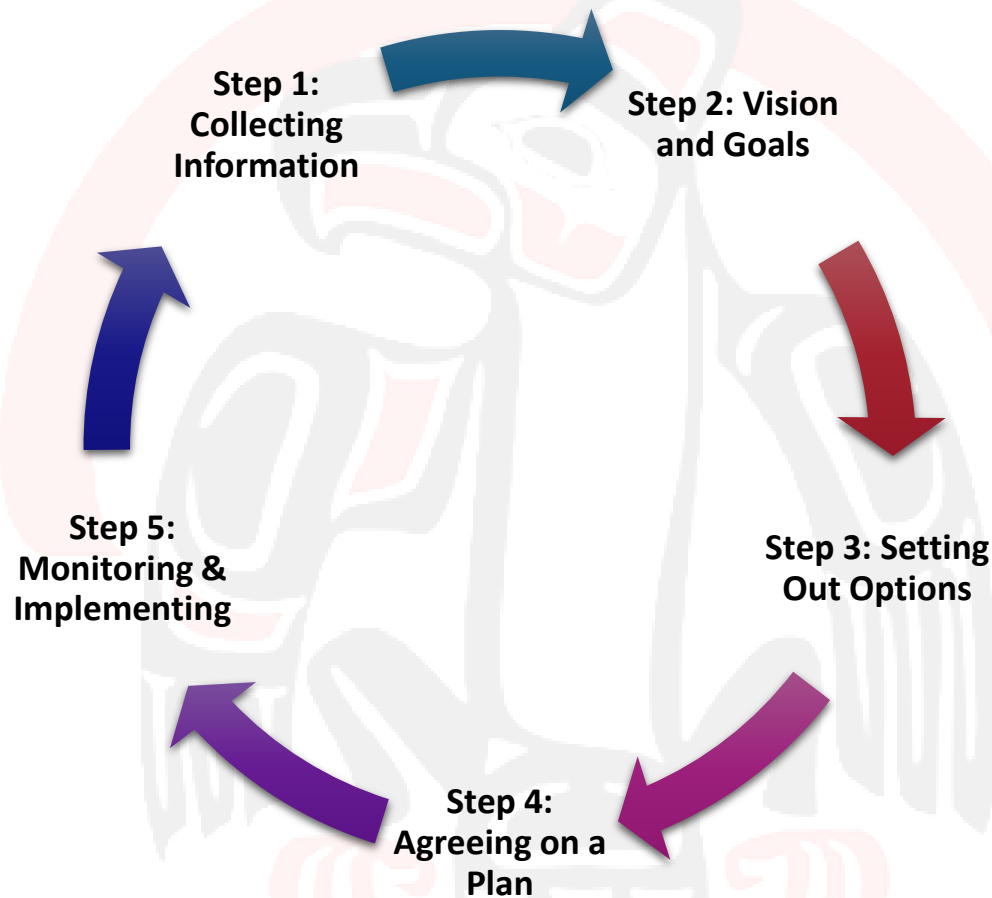
This OCP will be used by Council and the community as a guiding document when considering future actions. The Plan will also be used by other levels of government, agencies, and private groups such as forestry companies and tourism operators to understand the vision and land use objectives of Toquaht Nation.

This Plan looks at the next 5-10 year timeframe and sets out a map for how the lands will be developed.

By planning, we recognize that we have to work together as a Nation: our children, grandchildren and generations to come are depending on us to shape a sustainable future.

2.0 DEVELOPING THE OFFICIAL COMMUNITY PLAN

The following steps were completed to develop the Plan:



Step 1: Collecting Information - Reviewing files and reports relating to the issues in the OCP, research population and development trends.

Step 2: Learning about the community's vision and goals- Where we want to go- what is important to Toquaht Nation?

Step 3: Setting Out Options - Setting goals for different priority areas and agreeing on objectives and actions to achieve these goals.

Step 4: Agreeing on a Plan- Ensure that the Plan meets the needs and expectations of our Citizens and Council. The Plan is also referred to outside agencies and governments. Once completed, the Plan will be presented to Council for consideration.

Step 5: Monitoring and Implementing – assessing and tracking goal achievement, and celebrating successes as the plan is implemented.

This OCP will be reviewed periodically to ensure that there remains agreement on the goals and directions of the Plan, and also to make sure actions are being taken to achieve these goals.

3.0 BACKGROUND TO THE OFFICIAL COMMUNITY PLAN

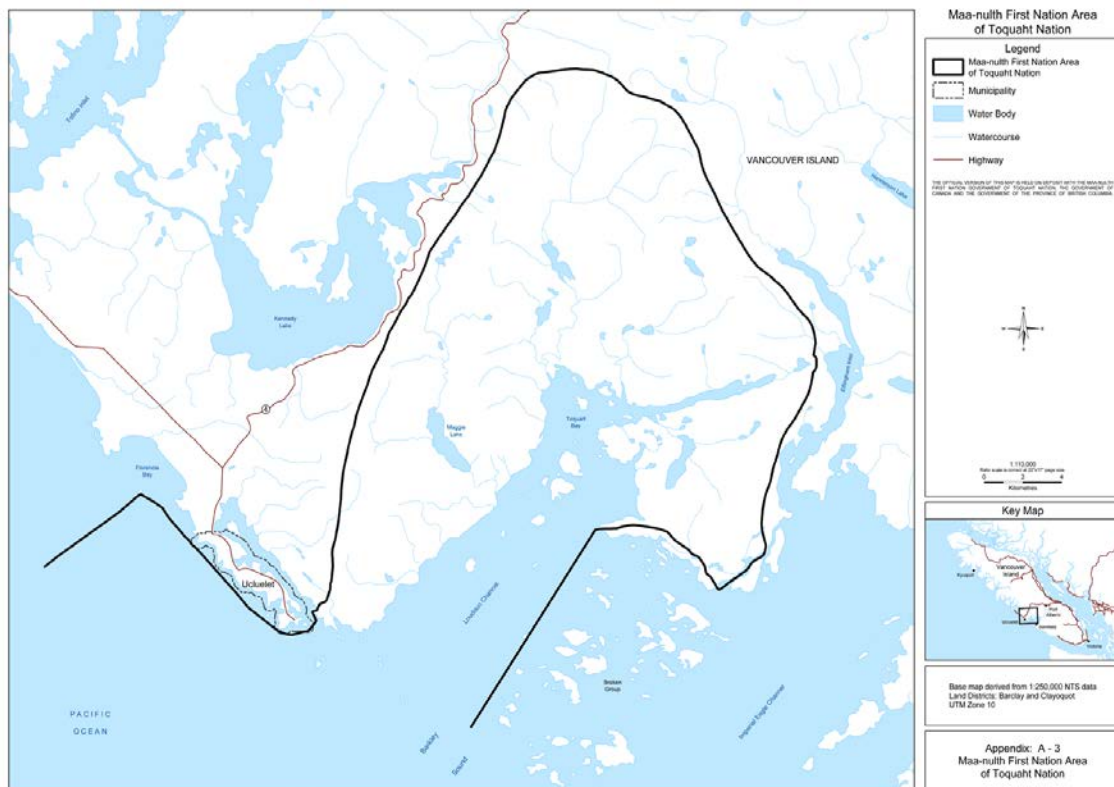
The Toquaht are the people of Toquaht Bay, Mayne Bay and western Barkley Sound, and are one of the Nuu-chah-nulth Nations who have lived along Vancouver Island's west coast since time immemorial. **Toquaht** means "people of the narrow place in front", "people of the long narrow beach", or "people of the narrow channel" in Nuu-chah-nulth.

Historically, our Citizens lived among seven traditional village sites within the 38,000 hectare traditional territory (shown in the dark outline on the map). As marine people, the Toquaht have always lived in respectful harmony with the sea and coastal environment.

Pre-contact, the Toquaht were in a dominant position in western Barkley Sound. Their main summer village was Dookqua, situated at the mouth of Ucluelet Inlet, which was a strategic defense position.

Following colonization and the development of the reserve system, five reserve sites were identified for Toquaht Nation. One of these is the main homesite for Toquaht Nation Citizens, Macoah (50.2 hectares), is located along the Macoah Passage west of Toquaht Bay on the north side of Barkley Sound. The area is accessed by sea or by the Maggie Lake Forest Service Road off Highway No. 4.

The area had been uninhabited for a time, but our Citizens moved back to the site approximately 25 years ago when nine homes were built on site. About 20 people now live in



Map of Traditional Territory

the community. There is also a portable sawmill, local store, and aquaculture activities on site. An abandoned mine is located approximately 4 kilometres from the highway.

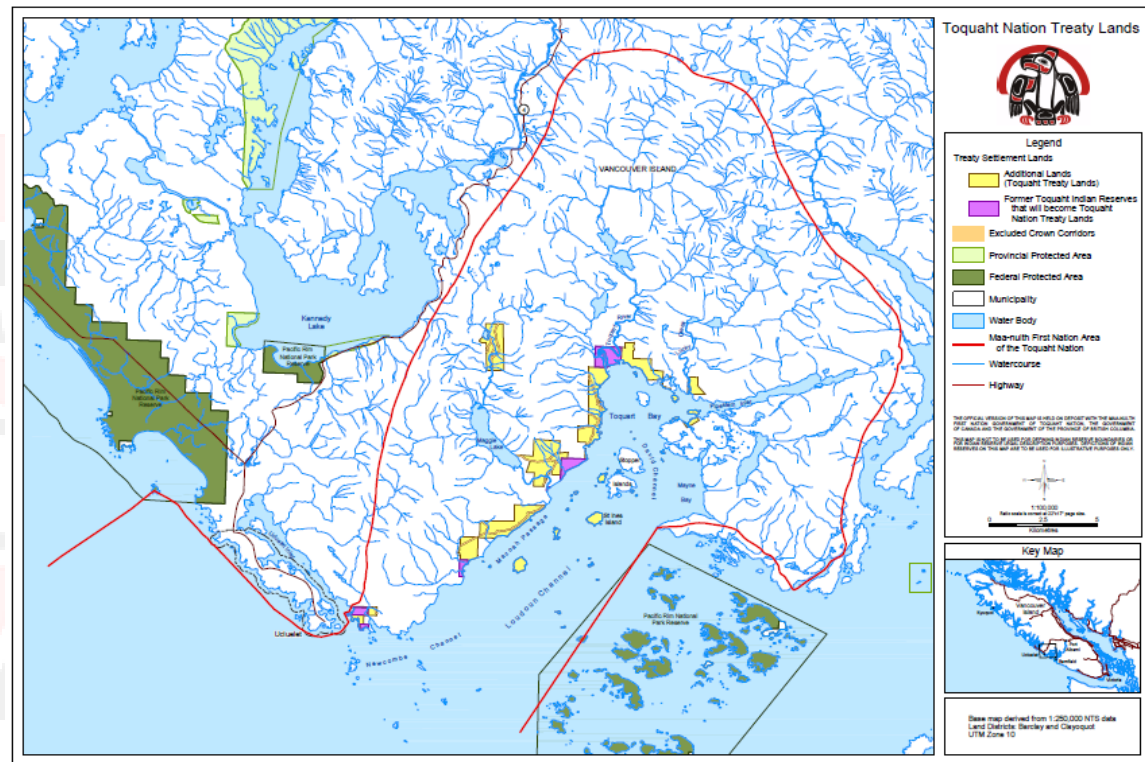
The other sites are:

- Deekyakus (86.6 hectares)
- Chenatha (25.1 hectares)
- Dookqua (7.3 hectares)
- Chequis (1.2 hectares) and
- Stuart Bay (24.3 hectares- this site was designated as reserve in the 1950s)

All of these areas, along with the additional lands shown on the map on this page, are fully under the jurisdiction of Toquaht Nation following the settlement of the Maa-nulth Treaty, the second treaty implemented under the BC treaty process (effective date April 1, 2011).

Toquaht Nation now has jurisdiction over 196 hectares of former reserve lands and an additional 1,361 hectares of former provincial Crown land, totaling 1,557 hectares of Treaty Settlement Land, along with the waters contained within the lands and interests in the foreshore areas (the foreshore boundary generally extends 200 metres into the ocean from the high water mark). This Official Community Plan applies to all these lands and the waters as described by the Maa-nulth Final Agreement. There are additional provincial Crown lands identified in the Treaty that Toquaht Nation may purchase within 15 years of the Treaty Effective date, so the total land base may grow over time.

Having been greatly impacted by disease and warfare throughout the 19th century, the Toquaht Nation is now one of the smallest Nations within the Nuuchah-nulth Tribal Council (NTC). Along with the Citizens living in Macoah, Toquaht Nation's people live in Ucluelet, Port Alberni and other cities in the Northwest. The Nation has approximately 150 Citizens in total. However, despite our small size, we strive to contribute within the NTC and the Maa-nulth Treaty Society through active political leadership, business initiatives, and cultural events. We are proud of our achievements and what the future will bring for our Nation.



Map of Toquaht Nation Lands

4.0 ISSUES IDENTIFIED BY CITIZENS

The Toquaht Nation Official Community Plan process started in September 2012 and involved consultation with Citizens both at home and away. Consultation was accomplished through meetings held in Ucluelet, Port Alberni, and Victoria, and included the review of documents and reports, an online survey on the Toquaht Nation website, and contact with key staff. Ideally, everyone who wanted to participate found a way to make sure their ideas were included in the discussions on the Official Community Plan. This is critical as the most important part of any Plan is the community: without the guidance and direction of Citizens, the Plan cannot truly be an Official Community Plan.

Between September 2012 and April 2013 Citizens noted the following:

- Expand youth programs
- Develop new programs that look at Elder health and wellbeing
- An Elders' care home should be a priority
- A community centre at Macoah for use by Citizens
- Protect of the islands and cultural sites
- Affordable housing is still an issue
- Create a local school
- Reliable internet is needed at Macoah
- A major investment in infrastructure (water and sewer services) is required
- Protect the coast
- Provide access to the beaches, especially for Elders
- Consider new residential development at another location (perhaps Port Alberni or in town at Ucluelet)
- Expand tourism opportunities and facilities
- Move forward with the closed containment fish farm
- Get the run of the river and micro-hydro projects rolling
- Complete the expansion of the campground
- Get moving on a resort development at Secret Beach and potentially on other sites (Stuart Bay)
- Increase shellfish farming
- Consider relocating the main office to Macoah
- Paved Road to Toquaht Lands

Growth - All of these ideas and many others were considered in the development of this Official Community Plan. For example, a focus area identified by several Citizens was growth - both population growth and economic growth. Depending on the rate of change, Toquaht Nation could see small yearly population increases (new Citizens being born into the Nation) with lower growth rates of 1% to 3%, totaling approximately 2 to 5 Citizens or larger increases at higher rates of 5% to 7%, totaling approximately 8 to 10 Citizens.

Projection - Along with population increases from births many Toquaht Nation Citizens indicated that they might consider moving back to Macoah. If 50% of current Citizens (72 people) chose to move home, 30 new housing units would be required based on an average of 2.4

persons per household. It is unlikely that this many Citizens would choose to make this move in one year. More likely, if 10 people decided to move home each year for the next 10 years (not considering any other population change, such as people leaving or new Citizens being born at Macoah), it would mean that Toquaht Nation would need to build four or five houses a year and would also need to provide the necessary services. This would include “hard” services such as roads, sewer and water services, but also “soft” services like access to education and firefighting. Population growth could also mean a larger governance and administration structure.

Form of Housing - There was also discussion about the form of new housing. Citizens noted that housing must be affordable, of high quality to withstand weather conditions on the west coast, and built to fit the changing needs of Citizens.

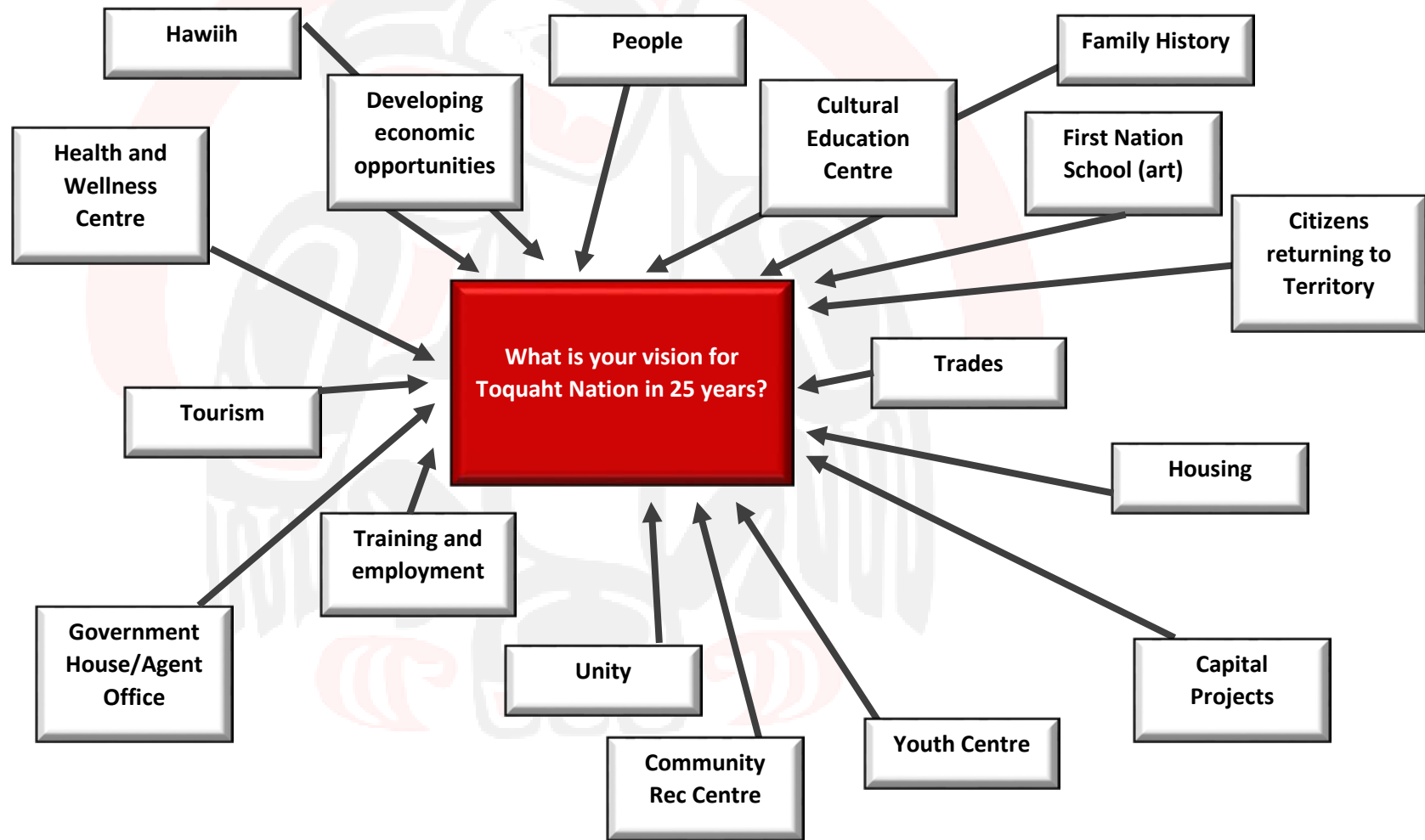
For example, general population trends would indicate that people are living longer: for Toquaht Nation, this means building housing that can fit the needs of Elders, with a “universal design” approach that allows for wider hallways, space for wheelchair ramps, and reinforced walls capable of supporting grab bars. This way, the people living in the home can age in a place that is safe and capable of accommodating their changing needs.

Full cost accounting - Along with population growth, Citizens noted that new economic opportunities will also need new infrastructure. The cost for infrastructure such as development of a sewage treatment plant or new community water systems is high. Citizens noted that a “full cost accounting” approach that examines all costs needs to be done for every project and that the Nation should proceed carefully as new opportunities are presented by developers interested in working with Toquaht Nation.



5.0 TOQUAHT NATION VISION

This Official Community Plan is firmly rooted in the Vision of the Toquaht Nation, which was developed by the community at a Vision Workshop held after the resolution of the Treaty process- the purpose of this workshop was to determine the focus areas for Toquaht Nation for the next 25 years. Community member's input to the vision was summarized in a chart, with the key points recreated here:



TOQUAHT NATION VISION



will be passed on through innovative programs to ensure our traditional values continue to guide us, as we build a better life for our people.

We are a proud Nation whose purpose is to ensure a future that provides a safe and affordable environment to raise a family, while being in harmony with our ḥaḥuḥi: where health and well-being, social and spiritual needs are met.

We will use our lands in ways that support our traditions, while also looking for new ways to allow people to thrive.

The balance between our cultural connection to the land and having a strong economic land base is the most important factor in land use decision-making.

Our teachings – our way of life –

6.0 GOALS AND OBJECTIVES

The Vision shapes the **Goals and Objectives** of this Official Community Plan - how the vision will be achieved by the community. The following **Goals and Objectives** are intended to help make the vision expressed by Toquaht Nation Citizens, staff, and Council a reality.

We know that the priorities of our Citizens will change over time. As we achieve certain goals and objectives, these will drop off our priority list. In addition, other goals, objectives, and implementation actions will become more important as conditions change or new events impact Toquaht Nation. Therefore, it will be important to revisit these goals and objectives periodically to ensure they remain relevant to our Nation.

This Official Community Plan presents **Goals and Objectives** for the following categories:

1. **The Lands** - This section starts with **Goals and Objectives** for all Land Use Designations. These are general statements that apply to all the lands under Toquaht Nation's jurisdiction.

The next item in this section is a map of **Land Use Designations**. The purpose of a Land Use Designation Map is to match the lands in the planning area to the vision, goals and objectives set out in this Plan.

Five categories of land uses are presented along with the Goals and Objectives are set out for each Land Use Designation:

- a) **Traditional Use Lands**- These are the lands where minimal development is planned. They include the islands in Toquaht Bay and other areas where there are known archeological sites or high cultural values.
- b) **Resort Lands**- These are the lands that will take advantage of their accessibility and coastal location. Ideally, these are the lands that will generate income for the Nation.
- c) **Resource/Open Space Lands** – These are the lands that will be used for forestry, gravel extraction, or run of the river projects. Not all of this land base will be developed –some will be left as is as habitat and natural areas.
- d) **Economic Development Lands**- Generally, coastal lands are recognized as having a higher level of development potential. These are the lands where a range of activities could happen, including industrial or commercial development.
- e) **Homelands**- The homelands include Macoah, where many people live. These lands would be protected as community lands for the citizens of Toquaht Nation and other residents with the approval of the Toquaht law.

These Land Use Designations provide certainty so all Citizens, current and future government, and other agencies are aware of the plan for the lands. For example, this Plan will establish that residential land uses for Citizens will remain focused at Macoah and other lands will be

identified for commercial, industrial, or tourist-focused uses. Citizens, potential development partners, and other governments will understand the plans of Toquaht Nation and may shape their own decision-making around the Official Community Plan.

A second map is included in this section that shows **Environmentally Sensitive Lands**. This map includes all lands within 30 metres of the natural boundary of any watercourse (with a watercourse defined as: a pond, lake, river, creek, stream, brook or wetland that is connected by surface flow for six months of the year or more to an aquatic system that contains fish habitat). This 30 metre setback complies with the Province of BC's *Riparian Areas Regulation*. Other Environmentally Sensitive Areas as identified by the BC Conservation Data Centre are identified on this map. This map also shows a 15 metre setback from the high water mark (inland and water bound) for all coastal areas.

This map also includes areas of steep slopes, defined as lands with a slope of more than 30 degrees (as these lands are difficult to develop and may be subject to geotechnical instability). Included as well are tsunami danger areas and areas with other known hazardous conditions.

The other sections apply to all the lands, not just specific areas. These sections include goals and objectives on:

1. **Natural Environment**
2. **Recreation, Trails, and Open Spaces**
3. **Energy and Infrastructure**
4. **Community and Sustainability.**

The following sections set out the Goals and Objectives of the Toquaht Nation Official Community Plan.



A picture of home

WHAT ARE GOALS AND OBJECTIVES?

Goals are an ideal future condition to which the community aspires (*This is what/where we want to be*). Goals are general guidelines that explain what you want to achieve in your community. They are usually long-term and represent a vision such as:

“Encourage the integration of language into everyday activities.”

An **Objective** is a tangible, measurable outcome leading to the achievement of a goal (for example, this is *what we will do or should do to get there; this is how we will approach the goal*). Objectives are specific and measurable, and often break Goals into achievable pieces.

“The community will direct funding towards the development of new language programs.”

Actions are statements that say who will do what, when, how, and how much it will cost. This is what must be done to achieve the goals and objectives (*and this is how we will do it*).

“A digital, online data base of place names will be developed for all the lands. These place names will be sited on a map that is available on the Toquaht Nation website, easily accessible to Citizens.” (To be completed by year end 2014/Estimated Cost is \$5000 for staff time to complete research and to make changes to the website/Responsibility: staff)



THE LANDS

GOALS FOR ALL LAND USE DESIGNATIONS

Our community vision and values have been translated into several key goals that form the foundation for more detailed land use actions.

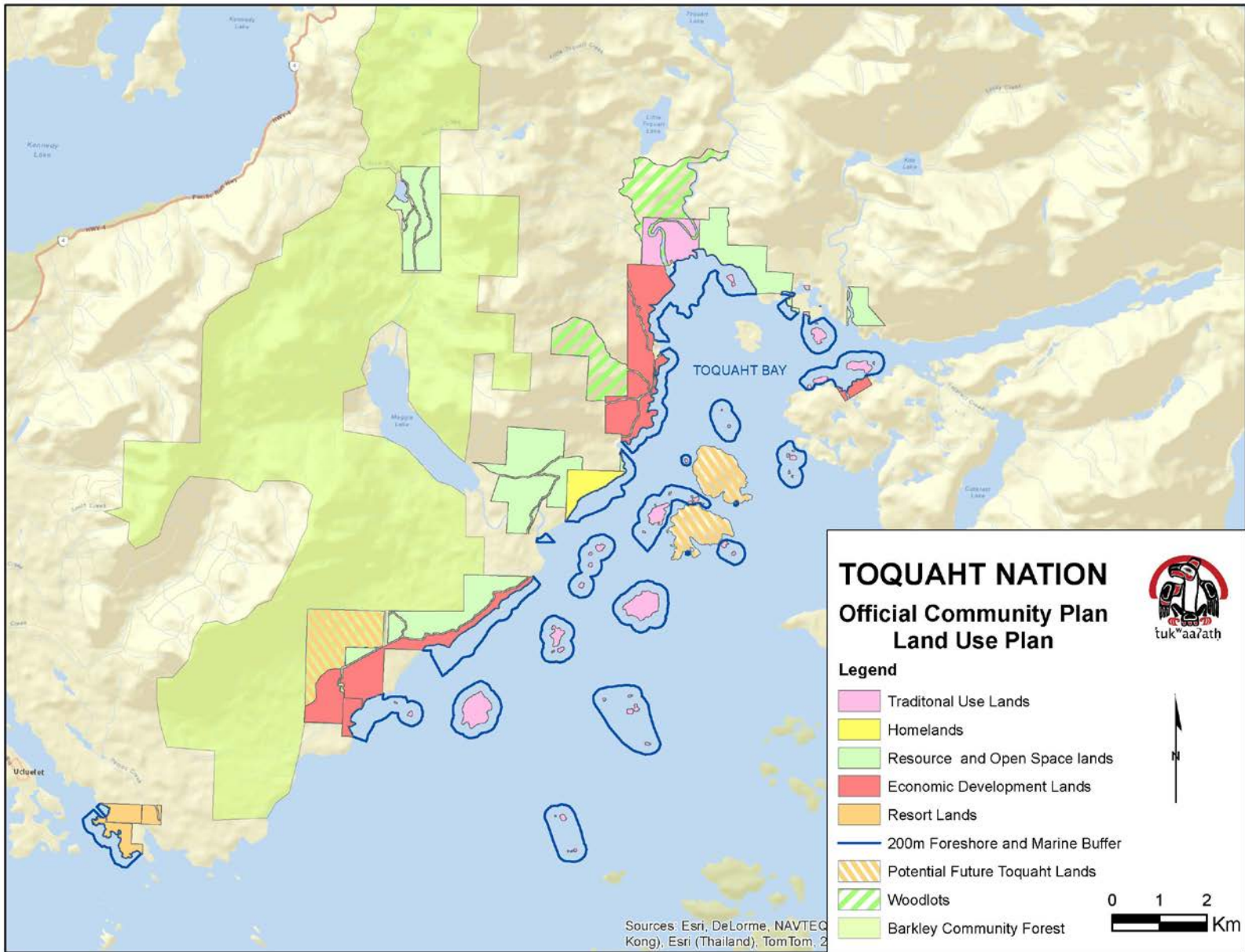
1. Actively living within our culture and language is of utmost importance. We are Citizens of the Toquaht Nation and all actions taken will work toward preserving, reinforcing, and being present within our culture.
2. The foundation for growth lies with paved access roads, Hydro services (or other energy sources), full access to phone/internet services, a dependable supply of clean drinking water, and efficient sewer/septic systems.
3. We respect the gravesites of our people, and no land uses shall conflict with these places on the lands.
4. Trails, as long as they provide low impact connections among land uses and are not considered to have major impact on the lands, resources, or adjacent uses, may occur within any land use designation.
5. We respect the lands and will work to fit new uses with the features of the landscape.
6. The rights and protection of our Citizens shall be considered first when contemplating any new land use or development proposal.

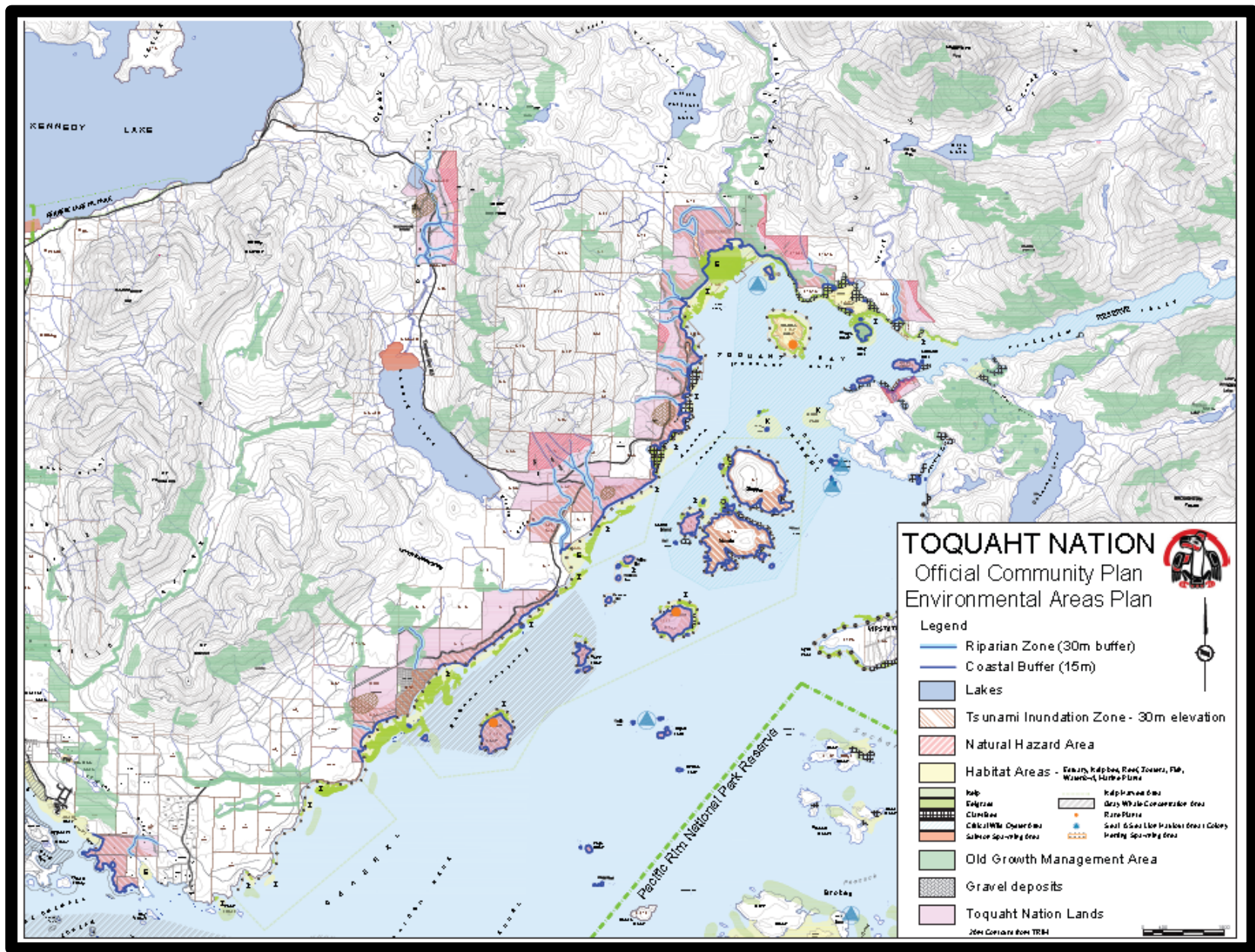


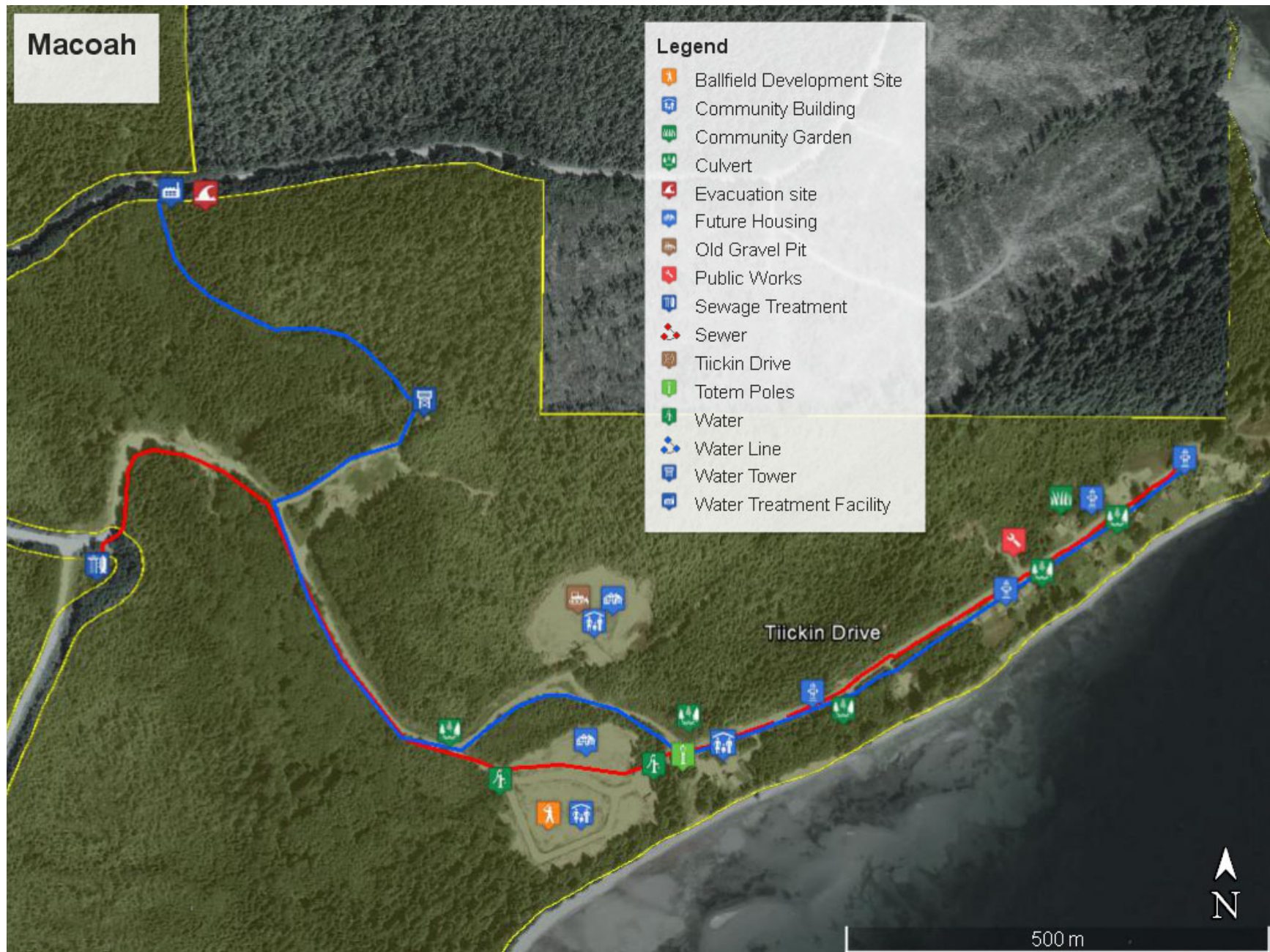
OBJECTIVES FOR ALL LAND USE DESIGNATIONS

The following objectives are supported across our lands:

1. With community input and consultation, a Zoning and Structures Act will be drafted and ratified by Council; this document will specify detailed land uses /sites.
2. Not all land in any land use designation will be developed; it is anticipated that every land use designation will contain open space and undeveloped areas surrounding development sites.
3. Care and attention must be given before proceeding with development in any area that may have traditional use history, cultural features, or environmental features that could be harmed by development.
4. A setback of **30 metres** from the natural boundary (the point at which vegetation changes or where the natural flooding of the watercourse has marked high water) of any watercourse shall be required for any buildings, structures, or construction (including roads, or any other infrastructure). This setback will be measured from the natural boundary on both sides of a creek or stream. This setback is required to protect both the watercourse and the riparian areas surrounding the watercourse (the vegetation and habitat that adds to the health and life of the watercourse), and to protect life and property from flooding. Council may vary this setback on a site by site basis.
5. All lands with a slope of greater than **30 degrees** are designated as hazard lands. No buildings, structures, or construction will be permitted on these lands without the provision of a report prepared by a registered geotechnical engineer that authorizes the proposed development. In addition to this professional report, the ratification of Council for any proposed land use will be required. This designation is required to protect life and property from construction on unstable or dangerous slopes.
6. In all Designations, a setback of **15 metres** from the natural tidal boundary of the ocean (the point at which vegetation changes or where the natural tidal action of the ocean has marked high water) to the foundation of any building or structure will be required. This setback is required to protect life and property from wave action and flooding. Council may vary this setback on a site by site basis.
7. Toquaht Nation will consider new opportunities to purchase or acquire lands.
8. Infrastructure and facilities to provide Community Services for the wellbeing and economic benefit of Toquaht Nation will be allowed in all Designations. These may include but are not limited to infrastructure for roads, docks, water, sewer, communications, emergency preparedness and response facilities or structures.
9. The land use plans of surrounding jurisdictions will be considered in decision-making processes for our lands.
10. Lands at the Toquaht Bay Marina and Campground are not currently suitable for human habitation will be remediated to accommodate campground uses, and the future uses determined by Toquaht Council over time.







TOQUAHT TRADITIONAL TERRITORIES

Toquaht traditional territories are recognized by Nuu-chah-nulth ḥaʔwiiḥ and in the Maa-nulth Final Agreement. The Maa-nulth First Nations Final Agreement recognizes the cultural, harvest and land management roles the Maa-nulth Nations have in their traditional territories. These roles include the right to harvest, practice culture and to participate in the governance and economic development of these lands and waters.

Harvest

Through the Treaty Settlement process, provisions have been set out for harvesting shellfish and managing wildlife species on Toquaht Nation Lands and in Toquaht traditional territories. The rights of Toquaht Nation Citizens to practice traditional gathering and harvesting within the forest and the waters of their Ḥaaḥuuli (traditional territory) is recognized in this Official Community Plan. At no time will other land uses interfere with these rights. Toquaht's opportunities to practice culture, to steward, to harvest and to gain economic benefit in their traditional territories should be foundational to any activities in these areas.

As per the Maa-nulth First Nations Final Agreement, members of Maa-nulth First Nations may harvest within particular identified areas within Toquaht territories. It is accepted practice to ask the ḥaʔwiiḥ permission in advance.

Protection

The Stopper Islands are within Toquaht traditional territory and are one of the most significant cultural sites for the Nation. They form an integral part of Toquaht customs and cultural practices and include many vitally important cultural and spiritually significant sites. According to Nuu-chah-nulth law, the ḥaʔwiiḥ is the only person with the authority to grant access to the Stopper Islands. Accordingly, Toquaht ḥaʔwiiḥ Anne Mack expects that potential visitors to the Islands obtain her explicit permission for each visit to this site.

Other culturally significant areas have been identified within Toquaht traditional territories. Please refer to the Toquaht Government Administration office for more information.



Map of Traditional Territory

TRADITIONAL USE LANDS

This designation applies to lands that are designated for a range of activities, including:

- *Hunting*
- *Fishing*
- *Gathering medicinal plants*
- *Areas of historic importance*
- *Areas of cultural and spiritual importance*
- *Burial grounds*
- *Green space*
- *Low impact recreational and tourism activities (for example, kayaking)*
- *Day use areas*
- *Kid's camps or themed camps.*

Through the Treaty Settlement process, provisions have been set out for harvesting shellfish and managing wildlife species on Toquaht Nation Lands. The rights of Toquaht Nation Citizens to practice traditional gathering and harvesting within the forest and the waters of their ḥaḥuḥi (traditional territory) is recognized in this Official Community Plan. At no time will other land uses interfere with these rights.



Traditional Use Lands - Goals

- **All the traditional use and harvest area lands will be managed as a whole.**
- **Our planning and use of the lands will extend for generations.**
- **The protection of these lands is more valuable than introducing new uses to these lands.**
- **The benefits from our hunting, fishing, and gathering of medicinal plants will go first to our own people.**

Traditional Use Lands - Objectives

Objective 1 The passing down of our traditions and culture to new generations is critical. Educational and mentoring opportunities will be fully developed and formalized to ensure that future generations understand the history and traditions of our people.

Objective 2 With the guidance of our Elders, our own laws will be developed to protect our plants, wildlife, forests and waters, as each has a purpose. For example, fir is used for housing and fuel, cedar, for canoes, carving and clothing, and others plants for medicine and spiritual purposes.

Objective 3 It is recognized that the boundaries of traditional use and harvest areas may overlap with other First Nations and among families within our own Nation. These boundary issues will be dealt with using our traditional customs.

Objective 4 TN Government will work with Citizens to provide opportunities for life-long learning and education grounded in both traditional and modern practices.

Objective 5 TN Government will work with Citizens to identify a new area for burial grounds/cemetery.



HOME LANDS

Macoah is the current focus of home life for our community. Additional lands may be considered for community expansion in the future. This designation is intended to provide for all the elements required at home. Residential, commercial and community services will be focused on the Home Lands. The potential impacts (both positive and negative) of new developments upon existing and planned uses for our village sites will be considered prior to deciding whether or not to permit that a specific land use at a particular location.

Uses within the Home Lands Designation include (but are not limited to) the following:

- *Residential- single and multi-unit*
- *Home Based Business*
- *Local Commercial*
- *Community Centre*
- *Spiritual Centre, long house, community gathering places*
- *Medical Centre*
- *Healing/Health Centre*
- *Cultural Education Centre*
- *Schools*
- *Administration Uses and Buildings (office, works yard)*
- *Recreation uses- basketball court, gym, other facilities*
- *Emergency services.*

Home Lands - Goals

- **Macoah will be the heart of Toquaht Nation lands, a place that provides a variety of land uses to support healthy and vibrant community life for Citizens of all ages.**
- **Macoah will be the current focus of Toquaht Nation's cultural and spiritual activities.**
- **Other lands such as Chenatha and surrounding lands may be added as Home Lands when the community expands in the future.**
- **Support development that respects the history of our people.**
- **We will improve the quality of life for our Citizens in the villages by concentrating on uses that will provide the greatest benefit- road access, hydro services, communications services, adequate sewage services, and clean drinking water.**
- **Housing for our Citizens is a critical goal - improving the number of houses available, the quality of housing, and the accessibility of housing for all our Citizens is important.**
- **We will design our community in ways that promotes a "sense of community" and belonging.**
- **We will develop in ways that respect the natural environment and minimizes negative impacts.**

Home Lands - Objectives

- Objective 1** The consideration of new uses shall evaluate the compatibility of the use with existing or planned uses.
- Objective 2** Village sites are primarily for our Citizens- new uses that focus on non-member activities shall be encouraged in other Designations.
- Objective 3** Village sites shall be the focus for teaching language and culture to our Citizens in facilities that reflect our heritage.
- Objective 4** Village sites will be centres of health and healing, safe and welcoming for our Citizens.
- Objective 5** TN Government may, with the involvement of Citizens undertake the preparation of a Village Plan for any and/or all villages. A Village Plan shall contain specific goals and objectives and implementation measures, and will specify the amount, type and location of housing and servicing.
- Objective 6** Planning for emergencies and disaster resiliency shall be part of the review of any development proposal.
- Objective 7** New housing will be built to allow for multiple generations in the same home and also to allow aging in place.
- Objective 8** We will look for new ways to bring our Citizens home.
- Objective 9** The west coast of Vancouver Island is prone to weather extremes. New housing developments will be built appropriately to deal with long-term weathering.
- Objective 10** New houses will be constructed to withstand an earthquake or other natural disasters, and current dwellings will be evaluated on their structural safety. Should concerns be identified, funding sources for repairs shall be investigated by the Government.



RESOURCE AND OPEN SPACE LANDS

Toquaht Nation has the responsibility to control, manage, and develop natural resources within lands under our jurisdiction. These lands also provide the opportunity to expand our economic base. For example, the Nation owns a 439.1 ha of woodlot and 2180.8 ha of community forest lands (in partnership with the District of Ucluelet) which will be managed to retain the natural beauty, provide employment and economic development opportunities, and provide cultural and educational opportunities for generations to come.

This Designation is intended to provide for site-specific developments that have the potential for higher impacts or that may conflict with uses in more developed areas.

Uses within this Designation include:

- *Forestry*
- *Range*
- *Mining*
- *Green space*
- *Recreation and rural campgrounds*
- *Culturally significant sites*
- *Agriculture*
- *Aquaculture*
- *Commercial (recreational tenures)*
- *Energy production & micro-hydro projects (including run of the river)*
- *Wind farms*
- *Other alternative energy sources*
- *Temporary or permanent sawmills*
- *Heavy and light industry.*



Resource and Open Space Lands - Goals

- All the resources of the lands will be managed as a whole, with a focus on sustainability and protecting the lands and resources for future generations.
- Management planning will extend for generations, not just a few years.
- We will work in a proactive manner, not a reactive manner. We will establish our long term agenda and not just react to the proposal of the moment.
- Our future includes opportunities to create our own power.
- We are open to a wide range of potential uses that could benefit our people.
- Manufacturing and heavy industrial uses, if well placed and well maintained, will be a key part of our economic development programs.
- We encourage development that works with the lands and respects our history.
- The implementation of education and training programs to prepare community Citizens for full and meaningful participation in energy generation and heavy industrial land uses is critically important.
- We recognize the economic importance of larger scale and potentially higher impact land uses and activities.
- All harvesting from these lands will be completed at the highest possible environmental standards.
- Benefits from our resources will be retained by our Nation.



Resource and Open Space Lands - Objectives

- Objective 1** A creative, long range approach will be taken when considering potential energy generators. Traditional methods such as dams and major hydro generation projects are the way of the past: in the future, smaller scale activities such as run of the river projects and wind generation will provide a stable source of power for our land uses as well as generate income for our Citizens.
- Objective 2** Secondary and value added practices will go hand in hand with resource extraction. These processing activities will keep profits and jobs in the hands of our people, and also enable us to build capacity.
- Objective 3** All of our resources- the forests, fish, and wildlife in our lands- will be managed sustainably, with management planning that is long term.
- Objective 4** We will only harvest resources after the preparation of management plans, policies and regulations based on an understanding of the impact on adjacent land uses, future plans, and with the best resource information available.
- Objective 5** We will endeavor to create value added timber products for our own and other markets.
- Objective 6** The development of new employment opportunities in the resource lands will be viewed as an important way to bring our Citizens home.
- Objective 7** Complete required surveys to identify environmentally appropriate sites for resource extraction and agriculture.
- Objective 8** Seek outside partners or investors with similar values and management standards for large-scale resource extraction developments while respecting current standards of environmental protection.
- Objective 9** Ensure Woodlot and Community Forest Lands are managed in a sustainable manner for the benefit of the Toquaht Nation.
- Objective 10** Allow and encourage traditional uses of these Lands, such as harvesting of building materials, fuel, and medicinal plants.



ECONOMIC DEVELOPMENT LANDS

The **Economic Development Land Use Designation** includes those areas that have development potential for Toquaht Nation. These are lands where a higher intensity of use and development is supported by the community and the lands can be feasibly developed to support the economic success of the Nation.

Uses on the Economic Development Lands include any activities that have the potential to develop as income generators for the Nation. This includes (but is not limited to):

- *Campgrounds*
- *Resorts*
- *Aquaculture activities*
- *Tourism*
- *Marine-based activities*
- *Light industry and processing*
- *Value added services*
- *Housing developments*

The Secret Beach Development is also regulated by the guidelines that are included in this section of the OCP. This area currently contains an active campground that serves as an economic generator for the Nation, and new development is underway. The guidelines will assist in the future development on this site.

Economic Development Lands – Goals

- **Balance economic development goals with our social, cultural, environmental, and sustainability values.**
- **Ensure the stability of our community through economic diversification and the development of employment/ business opportunities.**
- **Support existing economic development activities and develop new businesses that fit the economic climate on the west coast.**
- **Develop projects that fit with the coastal landscape and capitalize on the environmental features found in our traditional territory.**



Economic Development Lands – Objectives

- Objective 1** Lands designated as Economic Development Lands may contain a mix of land uses including residential, recreational, local commercial, tourist commercial, and cultural/interpretive uses.
- Objective 2** Lands designated as Economic Development Lands may also contain light industrial or aquaculture, harvesting or processing related uses that are compatible with the range of uses on that parcel/area. It is not anticipated that all Economic Development Lands will contain these higher impact uses.
- Objective 3** The Nation has jurisdiction over significant areas of undeveloped waterfront lands that have high values for recreation and tourism. Access to the lands is currently a gravel forestry road. The Nation will work toward paving this road to encourage economic development.
- Objective 4** Entrepreneurial business ideas are encouraged among Citizens: the Nation will investigate ways to assist Citizens interested in starting their own businesses.
- Objective 5** Lands designated as Economic Development Lands may also contain alternative energy generation uses that use wind and water to create energy (for example, wind farms and the Lucky Creek Hydro Project).
- Objective 6** Shoreline and upland areas with high environmental values will be protected.
- Objective 7** The goals and objectives of the West Coast Aquatic Marine Spatial Plan will be considered.
- Objective 8** Each proposal for development on the lands shall be evaluated by Council along with all other plans for economic development to ensure that all proposed uses work in synergy to benefit the Nation. The impact of development proposals – both positive and negative and both short term and long term – on community Citizens shall be considered in the review of any proposal.
- Objective 9** This Plan supports the development of commercial recreation tenures where appropriate and where this development fits with overall economic development plans across our Traditional Territory.
- Objective 10** Potential projects for the Economic Development Lands shall be considered in the context of existing and proposed uses in adjacent jurisdictions and consideration will be given to working cooperatively to support the goals and objectives of surrounding Nations and local governments.

SECRET BEACH GOALS AND OBJECTIVES

As Toquaht Nation moves forward, we need to seek out ways to benefit from our lands and location. Although the Nation is engaged in a number of economic development initiatives, the development of a mixed-use resort at Secret Beach is key to Toquaht Nation's future success. This development builds on the existing campground and marine facilities but adds additional uses that will diversify the land area and offer a wider range of options to visitors to our traditional territory. Secret Beach is well located, accessible, and the longstanding use of the parcel for recreational activities are all factors that contribute to the future success of the proposed development.

Goal for Secret Beach

- **Optimize the range of uses available at Secret Beach to ensure a high quality recreational experience for visitors and to develop a strong economic generator for the Nation.**

Objectives for Secret Beach

- | | |
|--------------------|--|
| Objective 1 | Ensure new land use and developments are complementary to existing development and add to Toquaht Nation's success. |
| Objective 2 | Minimize land disturbance on the site and maintain significant site area as greenspace and open space. |
| Objective 3 | Protect view corridors and develop points of access to the waterfront that allow all visitors an opportunity to experience the aesthetics of Secret Beach. |
| Objective 4 | Create a wildlife interaction guide (potentially a large interpretive sign posted near the common facilities at Secret Beach) to raise visitor understanding of how to avoid wildlife conflicts. |
| Objective 5 | Establish a competitive mix of visitor accommodations. |



Design Guidelines for Secret Beach

This section is established to manage the **form and character** (the look and aesthetics of the development) of Secret Beach. The purpose of the guidelines are to ensure that the Secret Beach area develops with a strong design aesthetic and to ensure that natural areas are maintained as part of the development of these lands.

Guidelines

- i. The scale and shape of proposed structures should reflect and relate to surrounding development on the site and to the topography and land conditions of this site. A human, walkable scale should be considered and limited mobility pedestrian access should be considered.
- ii. The shape, siting, roof-line and exterior finish of buildings should be sufficiently varied to avoid visual monotony yet reflect a Toquaht Nation experience and tradition as much as possible. The use of cedar and natural materials as building cladding is encouraged.
- iii. The incorporation of art, carving, and Toquaht Nation designs into the buildings, structures, and site planning is encouraged.
- iv. Building siting, form and massing must be responsive to:
 - a. the overall development context and scale of the site should be walkable and age friendly;
 - b. existing development
 - c. future planned development;
 - d. pedestrian and vehicular access and circulation;
 - e. topography and sun exposure;
 - f. geology/soils conditions;
 - g. hydrology, drainage and flood plain considerations;
 - h. vegetation; and
 - i. views and view corridors.
- v. The siting of proposed developments should ensure that a harmony of character with existing site development is maintained and, where located adjacent to existing recreational uses, that the existing aesthetic is reflected in the new development.
- vi. At minimum, one parking space must be provided with each campsite/cabin. A common parking lot will also be developed to accommodate day users and boat launch, marina users, and visitors.
- vii. All signage should be developed with a common theme in mind. The use of wood facing for all signs is encouraged.

- viii. A “Dark Sky” policy is supported for the development of Secret Beach. Any outdoor lighting should be directed downward with full cut-off and fully shielded fixtures that provide only the amount of light necessary for safe pedestrian passage at night.
- ix. A landscape plan for the development, including the parking area, will be prepared as an integral part of design and layout.



RESORT LANDS

This Designation is intended for lands that have the potential to develop as stand-alone resorts. Allowed uses within this designation include the following, as well as any uses not specifically listed but would add to the attractiveness of the development:

- *Tourist Commercial (kayaks, guiding)*
- *Fishing Resorts with wharfs and accessory uses*
- *History-language development centre*
- *Healing centres*
- *Ecotourism*
- *Rental accommodations*
- *Marina based commercial activities*
- *Retail/local commercial*
- *Residential lands – single or multi unit*
- *Cultural hiking trails*
- *Camping*



Resort Lands - Goals

- Provide opportunities to participate in long term, sustainable economic activities that provide jobs and training opportunities for at home Citizens.
- Build capacity in a wide range of activities, from fisheries to tourism to resort accommodation.
- Respect the rights to privacy and home life at Macoah and do not allow for uses that conflict with these rights.
- Encourage development that works with the lands and respects our history.

Resort Lands - Objectives

- Objective 1** The consideration of new uses shall consider the compatibility of the use with existing or other planned uses on the Resort Lands and in other land use designations.
- Objective 2** The Government may, with the involvement of Citizens, undertake the preparation of an Area Plan for any or all of the Resort Lands. These Plans shall contain specific goals and objectives and implementation measures, and will establish the amount, type, and location of the above noted uses. The relationship of these uses to the other development sites will also be considered.
- Objective 3** The Nation supports a paved access road to Resort lands.
- Objective 4** The development of Stuart Bay (formerly IR#6) and Dookqua (formerly IR#5) as destination resorts has been noted as having future economic development potential, but these are seen as long term projects and not immediate priorities for Toquaht Nation.

NATURAL ENVIRONMENT

Throughout discussions on this Official Community Plan, Citizens indicated that protecting the natural environment is critical. This includes both marine and terrestrial environments, both wildlife and plant life and the habitats they live in.

Citizens also noted concerns with the protection of undeveloped lands – while future growth, resource extraction, and development will happen, not all lands need to be developed. Those lands that are most sensitive to development should be protected in perpetuity.

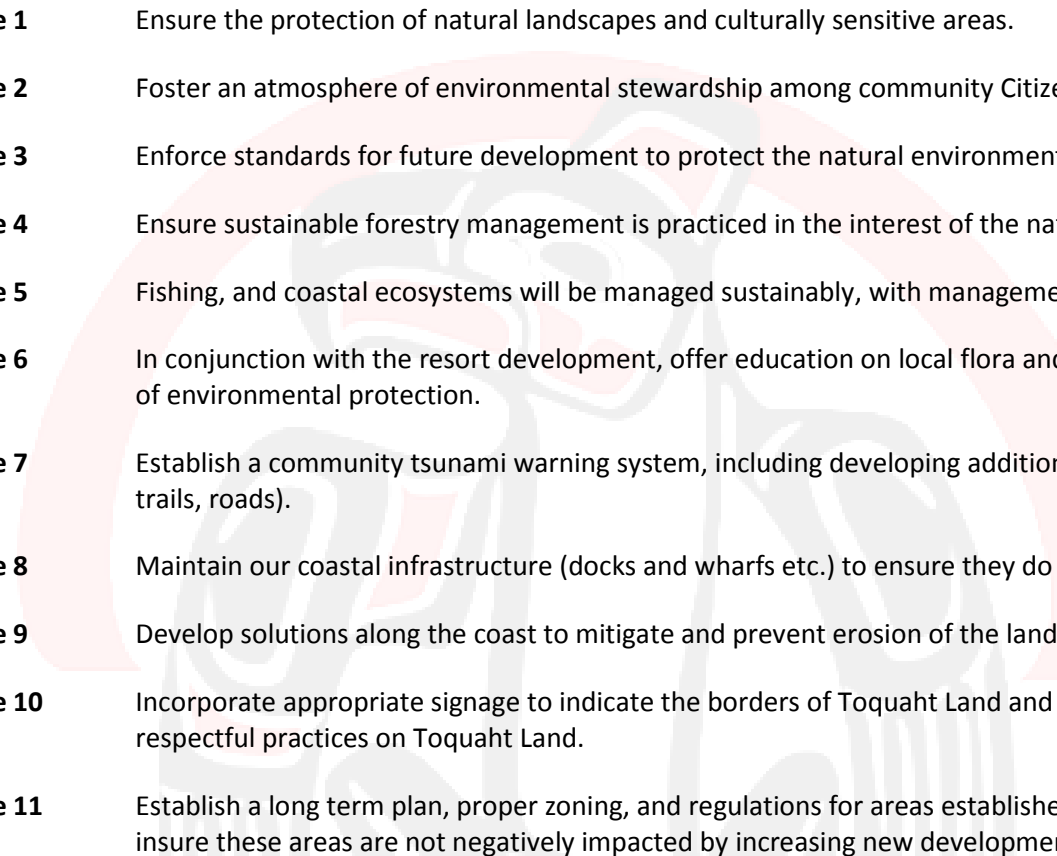
The goals and objectives around the environment and wildlife focus on minimizing or preventing the negative impacts of human development on Toquaht Nation's waters and lands. A high priority is given to understanding the impacts and benefits of proposals, with an eye to ensuring that the rights of future generations are well protected.

Goals for the Natural Environment

- To maintain a strong commitment to the preservation of the natural environment while allowing for the growth and development of the community.
- To mitigate the impact of new development on wildlife and natural areas.
- Ensure greater control and management of our environment and resources.
- Recognize the critical importance of the marine environment to our past and to the future of Toquaht Nation.



Objectives for the Natural Environment

- 
- Objective 1** Ensure the protection of natural landscapes and culturally sensitive areas.
- Objective 2** Foster an atmosphere of environmental stewardship among community Citizens and anyone who accesses our land.
- Objective 3** Enforce standards for future development to protect the natural environment and ensure sustainable practices.
- Objective 4** Ensure sustainable forestry management is practiced in the interest of the natural environment and future generations.
- Objective 5** Fishing, and coastal ecosystems will be managed sustainably, with management planning that is long term.
- Objective 6** In conjunction with the resort development, offer education on local flora and fauna, wildlife safety, and the importance of environmental protection.
- Objective 7** Establish a community tsunami warning system, including developing additional evacuation routes to higher ground (i.e. trails, roads).
- Objective 8** Maintain our coastal infrastructure (docks and wharfs etc.) to ensure they do not harm marine health and safety.
- Objective 9** Develop solutions along the coast to mitigate and prevent erosion of the lands.
- Objective 10** Incorporate appropriate signage to indicate the borders of Toquaht Land and to inform visitors about acceptable and respectful practices on Toquaht Land.
- Objective 11** Establish a long term plan, proper zoning, and regulations for areas established as a coastal floodplain, or at risk areas; to insure these areas are not negatively impacted by increasing new development.

Guidelines for Coastal Lands

The coastal environment and varied shoreline within the Toquaht Nation traditional territory have contributed to the Nation's long standing success. As such the coastal ecosystems need to be protected in a manner that will allow for future generations to benefit from the coastal environment as past and current generations have.

These guidelines have been established to protect the natural environment, its ecosystems and biological diversity. The guidelines cover all shoreline waters and natural fish and wildlife habitat that could be subject to degradation due to development or harmful uses. Shoreline areas and beaches may contain unstable slopes and soils subject to erosion, land slip and rock falls. In addition, the tidal waters are habitat to a wide range of fish, wildlife, and plant species: eelgrass, in particular, is highly sensitive to negative impacts from intensive uses or development. There are also high aesthetic values along shoreline areas.

Guidelines

These guidelines apply to all lands within 15 metres, measured horizontally in both landward (to the foundation of any building or structure) and seaward directions, from the natural boundary of the sea.

- i. Sites shall be retained in their natural state where possible, preserving indigenous vegetation and trees.
- ii. Encroachment into the coastal protection area should only occur when the development is necessary to protect environmentally sensitive features, due to hazardous conditions or topographical considerations, or to relate the development to surrounding buildings and structures.
- iii. The removal of trees and vegetation within coastal area is discouraged and must be limited to only those areas that must be cleared to support the development.
- iv. Shoreline stabilization devices are not supported on parcels that are not subject to active erosion nor are they supported on parcels that erode more rapidly as a result of vegetation removal.
- v. Shoreline stabilization devices are supported where a Qualified Coastal Professional with experience to advise on such matters has determined that a greenshores approach to shoreline stabilization such as vegetation enhancement, upland drainage control, biotechnical measures, beach enhancement, tree anchoring or gravel placement are not appropriate given site specific conditions.
- vi. Shoreline stabilization measures, pilings, floats, wharves and other structures which disrupt light penetration to the water column or obstruct public access to the foreshore are discouraged.
- vii. Impervious surfaces, including materials to construct docks and wharves, shall be kept to a minimum.
- viii. Stormwater systems shall be constructed and maintained to the highest possible standards.
- ix. New piers, docks and ramps shall be allowed only for water-dependent uses or for public access, and only permitted when the applicant has demonstrated that a specific need exists to support the intended water-dependent use.

- x. Piers on pilings and floating docks are preferred over solid-core piers or ramps.
- xi. Structures in contact with the water shall be constructed of stable materials, including finishes and preservatives that will not degrade water quality.
- xii. All docks shall be constructed so that they do not rest on the bottom of the foreshore at low water levels.
- xiii. Any plastic foams or other non-biodegradable materials used in construction of floats and docks shall be well contained to prevent escape into the natural environment.
- xiv. Piers should use the minimum number of pilings necessary, with preference to large spans over more pilings.
- xv. Piers should be constructed with a minimum clearance of 0.5 m above the elevation of the natural boundary of the sea.



A whale named Alyssa

RECREATION AND TRAILS

The health and well-being of Citizens was a topic of discussion in the development of this Official Community Plan, as was the spectacular west coast location of Toquaht Nation lands. The use of these lands for recreational activities such as hiking and camping was seen as critical to the economic future of the Nation. Protecting these open spaces as habitat for wildlife and as undeveloped lands is also important.

Goals for Recreation and Trails

- **Recognize the health, social, economic, and environmental benefits of recreational, sport, and cultural activities on the lands.**
- **Focus on wellness as a way to maintain a strong community.**
- **To develop infrastructure for recreational uses.**

Objectives for Recreation and Trails

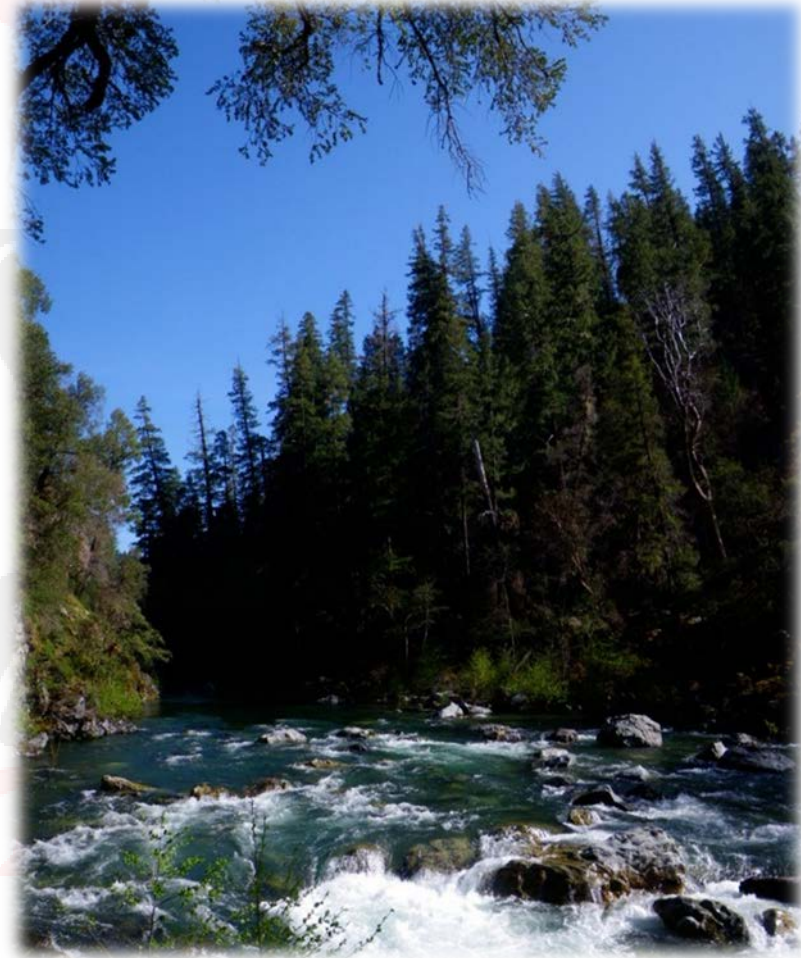
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| Objective 1 | Develop a priority list of new recreation, sport, arts, culture and parks/open space options that will contribute to a safe and strong community. |
| Objective 2 | Support the development of a community centre/gathering space at Macoah that will contain space for sports, meetings, a carving space, and a community kitchen. |
| Objective 3 | Encourage all Citizens to participate in structured and unstructured recreational, sport and cultural activities to improve personal physical and emotional health. |
| Objective 4 | Consider the link between recreation and economic development: encourage and support member businesses that promote recreation and cultural learning, and provide youth with opportunities for engagement, employment and skill development. |
| Objective 5 | Support the development of trails across all the lands and to connect our areas of land – this would include a new “Coastal Trail” that will connect Macoah with new areas of development. |
| Objective 6 | Protect access to the waterfront and do not allow uses that would stop community Citizens from accessing the waterfront. |

ENERGY AND INFRASTRUCTURE

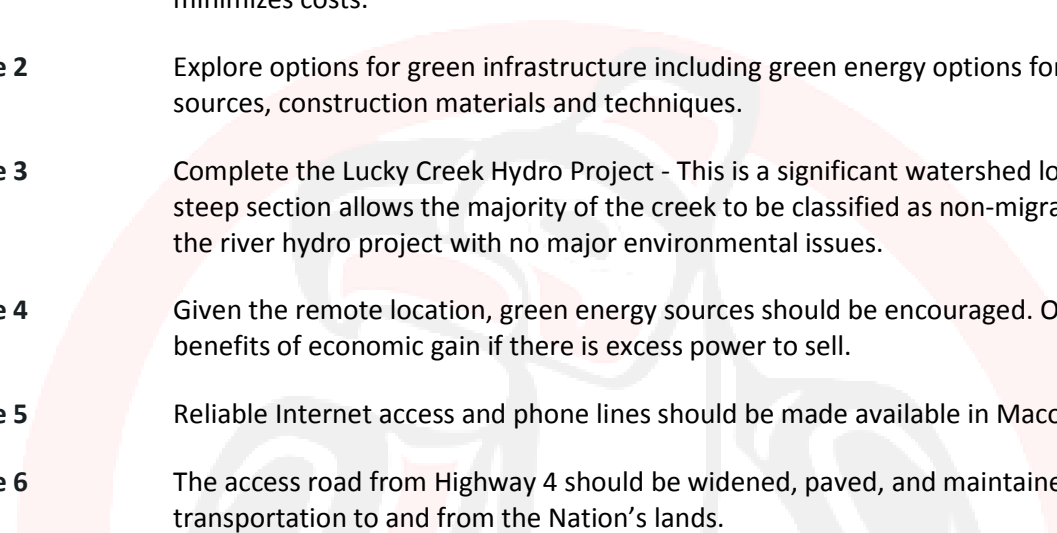
Toquaht Nation is committed to ensuring all Citizens of the community are supported in the long term with appropriate infrastructure (water, sewer, storm water, and hydro) and services that meet the needs of the current population as well as the future population of the Nation.

Goals for Energy and Infrastructure

- **Maximize our position in any partnership relating to energy or infrastructure.**
- **Develop a high level of knowledge on the costs and issues with servicing of the lands that have been identified for development.**
- **Maximize the efficient use of all infrastructure that is built to service new development on the lands.**
- **Direct growth to areas where servicing can be efficiently supplied.**
- **Use local materials and labour whenever possible to reduce economic leakage from Toquaht Nation and the surrounding jurisdictions.**



Objectives for Energy and Infrastructure

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- Objective 1** Plan with other levels of government or private partners to develop infrastructure that maximizes efficiencies and minimizes costs.
- Objective 2** Explore options for green infrastructure including green energy options for heating and cooling buildings, lighting sources, construction materials and techniques.
- Objective 3** Complete the Lucky Creek Hydro Project - This is a significant watershed located on the north side of Toquaht Bay. A steep section allows the majority of the creek to be classified as non-migratory fish bearing and suitable for a run of the river hydro project with no major environmental issues.
- Objective 4** Given the remote location, green energy sources should be encouraged. On site power generation also offers the benefits of economic gain if there is excess power to sell.
- Objective 5** Reliable Internet access and phone lines should be made available in Macoah and new development areas.
- Objective 6** The access road from Highway 4 should be widened, paved, and maintained to a high standard to ensure ease of transportation to and from the Nation's lands.

COMMUNITY AND SUSTAINABILITY

This last section combines two ideas: Community and Sustainability. The two are linked – without sustainability, the community cannot persist, and it is our Citizens who will shape the sustainability of the future of Toquaht Nation. That is, the two terms encompass a wide range of topics and ideas raised by Citizens in discussions on the Official Community Plan.

One topic that was mentioned many times was the need to sustain language and culture by integrating traditions into everyday life. Others mentioned the importance of sustainable development of the lands. Climate change and the need to be ready for what the future will bring was mentioned, as was taking care of each other in the event of an emergency. In the long term, it was noted that the most important part about community and sustainability is considering the needs of future generations in all decision-making.

It is noted that good work is already being completed in this area. The Toquaht Nation is a member of the Barkley Language Group. We know that we need to encourage the revitalization of our heritage as First Nations and to keep the knowledge of our Elders alive. This society was formed in 2010, and has developed 2 CD-ROMs on traditional plants and animals, and marine resources and a children's book (with more on the way). The name, Hu?aciyak'wap Ciiqy'ak, means ***Bringing Back the Language***.

This section also includes a specific objective around reducing greenhouse gas emissions. This objective is required by the *Planning and Land Use Development Act*. For Toquaht Nation, most of the emissions relate to vehicle use and the large distances that must be traveled to reach services. Given the location of Macoah and the future development of lands, it is likely that emissions could increase over the next few years. However, if a long-term approach is taken and individuals consider actions that will reduce their own vehicle trips (like multi-purpose trips and carpooling) then emissions will be reduced. The other way to reduce emissions will be the development of new energy sources. The Lucky Creek Project has the potential to have a large impact on the reduction of greenhouse gas emissions.

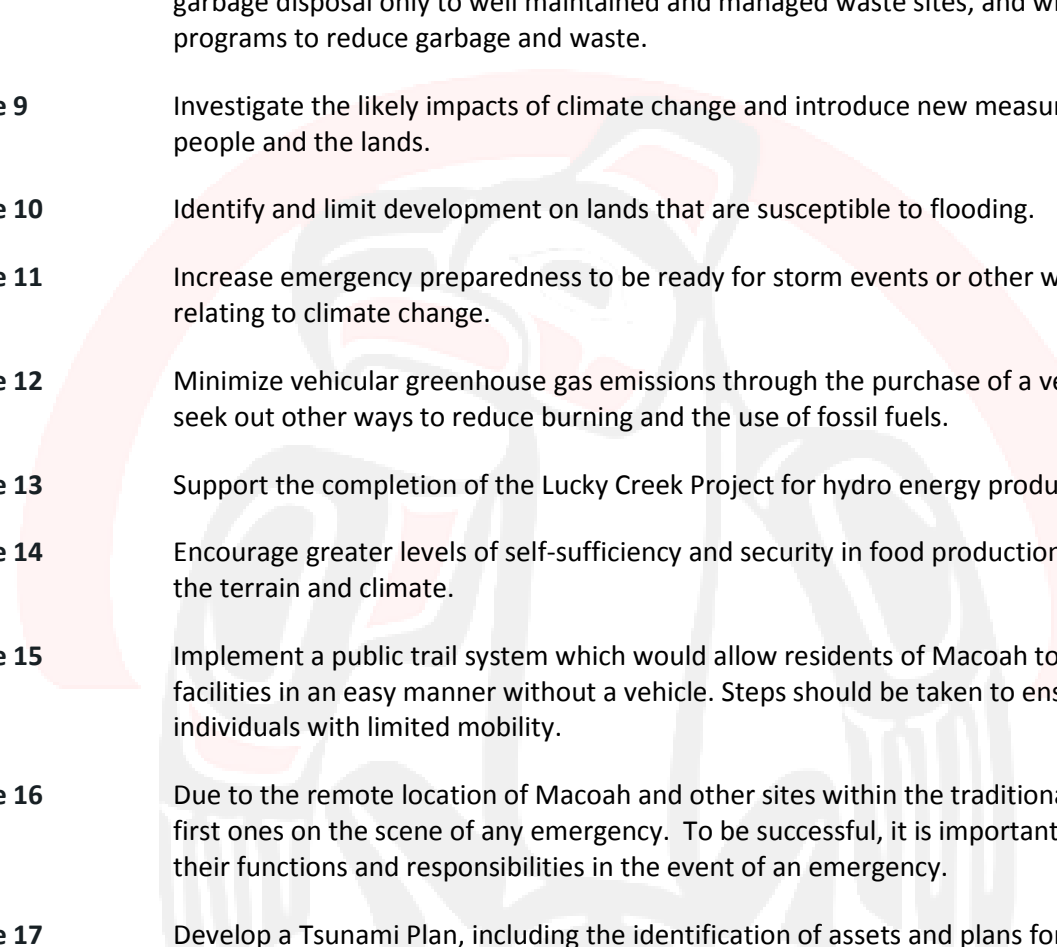


Goals for Community and Sustainability

- Consider the needs of future generations in all decision-making.
- Meet the needs of the present without compromising the ability of future generations to meet their own needs.
- Reduce our greenhouse gas emissions, carbon footprint, and the use of fossil fuels.
- We recognize education as the key to our future.
- We look after the health of our lands and also the health of our people, now and in the future.
- Development of a strong economic base is a top priority.
- Our home community will grow and expand to support our population in the future.
- Infrastructure (roads, water and sewer services) will be safe and well maintained, and will be constructed at a level of quality that benefits future generations.
- Look for ways to bring language and culture back to every aspect of everyday life.
- We will not exceed the carrying capacity of our lands.

Objectives for Community and Sustainability

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|--------------------|---|
| Objective 1 | We will continue to work to preserve and practice our language, ensuring that language and culture remain integrated in all we do. |
| Objective 2 | Our traditional ways, culture, and spiritual values will be a part of our schooling. |
| Objective 3 | Our own Citizens as teachers will be an integral part of the school system. |
| Objective 4 | Where possible, all mapping will use Toquaht Nation place names. |
| Objective 5 | We will encourage all Citizens to seek funding for adult and post-secondary education. |
| Objective 6 | Safe and adequate sewage and water systems must be assured for all Citizens at Macoah. |
| Objective 7 | New housing will consider the needs of Citizens over their entire lifetime- from infants to Elders, our homes will be safe, well built, efficient, and practical. |

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- Objective 8** Safe garbage disposal is a priority for Toquaht Nation- for today and to protect future generations. We will focus garbage disposal only to well maintained and managed waste sites, and will implement recycling and reuse programs to reduce garbage and waste.
- Objective 9** Investigate the likely impacts of climate change and introduce new measures to reduce these impacts on the people and the lands.
- Objective 10** Identify and limit development on lands that are susceptible to flooding.
- Objective 11** Increase emergency preparedness to be ready for storm events or other weather and natural phenomena relating to climate change.
- Objective 12** Minimize vehicular greenhouse gas emissions through the purchase of a vehicle for group transportation and seek out other ways to reduce burning and the use of fossil fuels.
- Objective 13** Support the completion of the Lucky Creek Project for hydro energy production.
- Objective 14** Encourage greater levels of self-sufficiency and security in food production through growing crops that fit with the terrain and climate.
- Objective 15** Implement a public trail system which would allow residents of Macoah to travel from residences to community facilities in an easy manner without a vehicle. Steps should be taken to ensure accessibility to Elders and individuals with limited mobility.
- Objective 16** Due to the remote location of Macoah and other sites within the traditional territory, Citizens will likely be the first ones on the scene of any emergency. To be successful, it is important that all concerned be made aware of their functions and responsibilities in the event of an emergency.
- Objective 17** Develop a Tsunami Plan, including the identification of assets and plans for protecting infrastructure.

HOUSING

This section speaks to how the Toquaht Nation will support affordable housing, rental housing, and special needs housing on Toquaht Lands. It also speaks to the population growth projection for Toquaht Lands in the coming decade.

A major Toquaht goal is “bringing people home.” Many Toquaht Nation Citizens indicated that they would consider moving back to Macoah. If 50% of current Citizens (approximately 75 people) chose to move home, 31 new housing units would be required based on an average of 2.4 persons per household. And each year, Toquaht’s population is expected to increase by one to four households. It is unlikely that this many Citizens would choose to move home at once, but as infrastructure, housing and employment opportunities grow, we expect the population at Macoah will grow. Our projection is that 10 people decide to move home each year for the next 10 years.

Toquaht’s vision is to grow by four or five residential units a year on Toquaht Lands to accommodate people moving home – meaning 20-25 additional units in five years and 40-50 additional units in ten years. This means that Toquaht Nation also must provide the necessary services - “hard” services such as roads, sewer and water services, but also “soft” services like access to education and firefighting. Population growth could also mean a larger governance and administration structure. Residential development within the first five to ten years will be focused in fully serviced areas.

Residential development in fully serviced areas will be mixed densities, including single family homes on standard city lots, larger single family homes for multigenerational families or roommates, as well as duplexes and denser “eight-plex” style residences. Housing developed on Toquaht Lands will provide adequate residences for a range of ages and stages of life. All homes should be built to “age friendly” design standards, accommodating special needs accessibility so that housing will respond to the changing needs of the population.

The Nation is committed to providing opportunities for rental, “rent to own” and subsidized housing for Toquaht citizens in a financially sustainable manner. Opportunities will also be provided to Toquaht citizens to build their own housing in Toquaht Territories. Temporary and vacation housing in the territories will also be an option for Toquaht citizens again with financial sustainability being a priority for the Nation.

The lands negotiated during treaty are low lying. There is a degree of risk associated with developing housing on waterfront areas. The Toquaht Nation is committed to living in their traditional homelands along the water with the understanding that emergency preparedness will be important.

Goals for Housing

- To ensure that members of Toquaht Nation live in safe, affordable and adequate housing.
- To bring Toquaht families home.
- Build homes in a way that promotes the development of strong community fabric.
- Housing must be affordable, of high quality to withstand weather conditions on the west coast, and built to fit the changing needs of Citizens.

Objectives for Housing

1. New housing will be built to allow for multiple generations in the same home and also to allow for aging in place.
2. Multi-unit developments should be encouraged to strengthen social bonds and provide affordable housing.
3. New housing developments should be built appropriately to deal with long-term weathering for the west coast weather extremes.
4. Residents in the tsunami danger area should have access to an emergency evacuation site in the immediate area.
5. Houses should be constructed in consideration of natural disaster risks.
6. The nation will consider the use of rain barrels for each dwelling unit, for gardening and outdoor activity uses.
7. Six housing programs will be supported based on housing needs to provide safe, affordable and adequate housing options for Toquaht citizens:
 - Individual home ownership on Toquaht Lands
 - Rent to own on Toquaht Lands – administered by the Toquaht Housing Authority
 - Rent – administered by the Toquaht Housing Authority
 - Subsidized housing – administered by the Toquaht Housing Authority
 - Community Housing – supportive housing for multiple barrier Citizens



GREENHOUSE GAS EMISSIONS REDUCTION

This section identifies targets for the reduction of greenhouse gas emissions in the area covered by the plan and policies and actions proposed in relation to achieving that goal.

Goals for greenhouse gas emissions reduction

- Provide a safe and sustainable home for future generations.
- Bring Toquaht families home to a walkable community with employment opportunities nearby.
- Support infrastructure for telecommuting for appointments and employment.
- Support shared transportation to larger centres.
- Develop a dense community with consideration for, and mitigation of, negative environmental impacts.
- Ensure commercial and industrial developments consider reductions in greenhouse gas emissions and monitor emissions over time.
- Value forests for their carbon sequestration capacities.



Actions for greenhouse gas emissions reduction

1. Development will be directed to serviced areas.
2. Residential development will be dense to promote walking in community, and will be low emissions.
3. Infrastructure for electric vehicles will be supported.
4. Shared transportation programs will be supported.
5. The Nation administration's emissions will be monitored over time.
6. A telehealth portal or other telecommuting facilities will be supported.
7. Commercial and industrial developments will consider reductions in greenhouse gas emissions and will monitor emissions over time.

7.0 PLAN ADOPTION AND ADMINISTRATION

This section details how this Official Community Plan will be adopted, and includes the communications/referral actions that were taken as part of the consideration of this Plan by Council.

Consulting with Citizens

Toquaht Nation consulted and worked with the Nation's Citizens to help achieve the objectives and policies in this Official Community Plan.

Consultations included:

- Two People's Assemblies
- Community meetings
 - Ucluelet
 - Port Alberni
 - Victoria
- Newsletter updates
- Website updates
- A Citizen Survey
- Presentations at events
- Ongoing availability of key staff to discuss the Plan

The consultation process was intended to encourage participation in the Plan for Citizens both home and away.



Adoption Procedures

Section 2.5 of the Toquaht Nation *Planning and Land Use Management Act* states:

2.5 (a) During the development of an official community plan, or the repeal or amendment of an official community plan, Council must provide one or more opportunities it considers appropriate for consultation with persons and authorities it considers will be affected.

(b) For the purposes of subsection (a), Council must

(i) consider whether the opportunities for consultation with one or more of the persons and authorities should be early and ongoing, and

(ii) specifically consider whether consultation is required with:

- i. the board of the Alberni-Clayoquot Regional District,
- ii. the council of any municipality that is adjacent to the area covered by the plan,
- iii. neighbouring first nations,
- iv. the board of education for the school district, and
- v. the government of Canada, the government of British Columbia and their agencies.

Notices were sent to these organizations and agencies for comment. For neighbouring First Nations, notices were sent to the Maa-nulth Treaty Society Nations.

Adoption procedures

2.7 (a) After first reading of an Act under section 2.2, Council must, in sequence, do the following:

(i) consider the official community plan in conjunction with

- a) its multi-year financial plan, and
- b) any waste management plan that is applicable; and
- c) hold a public hearing on the proposed plan in accordance with Part 3.

(b) In addition to the requirements under subsection (a), Council may consider a proposed official community plan in conjunction with any other land use planning and with any social, economic, environmental or other community planning and policies that Council considers relevant.

Effect of official community plans

2.8 (a) An official community plan does not commit or authorize the Toquaht government or any person to proceed with any project that is specified in the plan.

(b) All enactments enacted or works undertaken by the Toquaht government after the adoption of an official community plan must be consistent with the relevant plan.

Implementation

The Plan is intended to provide direction for land use and servicing over a five to ten year period.

While the Government has the final say in the implementation of this Plan, this document represents the ideas and visions of all Citizens who participated in the meetings and provided input to the Plan.

This Plan is a guiding document for any other level of government, private interest, or third party with questions on the future land use of our treaty lands. The implementation of this plan will be through decisions made by the Government, following discussion and involvement of the Citizenship. Where needed, other parties will be involved in the implementation of this Plan.

Authority for the Plan

Toquaht Nation is the owner and authority over all air, lands and resources as shown in this Plan.

Ratification

This Plan becomes official when it is ratified by the Toquaht Government as directed by the Laws of the Nation.

Amendments

This plan is intended to respond to the changing economic and social trends, impacts on the environment, and the changing needs of Citizens. As such the Plan may need amending from time to time. Following careful consideration by the Toquaht Government, the objectives, policies, and land use designations in this Plan may be revised by an amending Act as per the *Planning and Land Use Management Act*.

Implementation Activities

A Plan is only effective if the goals and objectives are actually achieved. To make sure the key components of this Plan happen, the following Implementation Activities have been defined. They serve as a checklist for Council and a way for the community to monitor progress on the implementation of the Plan. This list will change as items are completed and new activities are identified as priorities.

Timing of the implementation is broken down into four categories:

1. Immediate (to be completed within a year)
2. Short term (to be completed within 5 years)
3. Long term (to be completed over 10 years); and
4. Ongoing (to be started in the short term with no planned date for finishing- these are activities that are part of the ongoing operations or ways of doing business).

The following outlines the top **Implementation Activities** outlined in this Plan and the timing for achieving them:

Implementation Actions or Activities		Responsibility of...			Timing
		Gov't	Staff	Citizens	
1.	The Government ratifies the Official Community Plan	✓	✓	✓	Immediate
2.	Mapping that shows cultural, historic, and spiritual sites will be developed. This mapping will be held at the highest level of confidentiality and will only be available to the Toquaht Nation Government and Citizens and will be used to evaluate the impact of new development proposals on the lands and culture. This mapping will be web based. Other layers will include watercourse, hazard land, and coastal setbacks on all the lands.	✓	✓	✓	Immediate
3.	Optimize the range of uses available at Secret Beach to ensure a high quality recreational experience for visitors and to develop a strong economic generator for the Nation	✓	✓	✓	Immediate
4.	The primary road to the lands is currently a gravel forestry road. Paving this road remains an objective of Toquaht Nation. Lobby Province and regional partners to invest in paved road access to Toquaht Bay.	✓	✓	✓	Immediate

		Responsibility of...			
Implementation Actions or Activities		Gov't	Staff	Citizens	Timing
5.	Incorporate appropriate signage to indicate the borders of Toquaht Land and to inform visitors about acceptable and respectful practices on Toquaht Land	✓	✓		Immediate
6.	Complete the Lucky Creek Hydro Project	✓	✓		Immediate
7.	Support the development of a community centre/gathering space that could contain space for sports, meetings, a carving space, and a community kitchen	✓	✓	✓	Immediate
8.	Establish the plan and policies for adding new housing at Macoah – do plan of lands/placement of homes, pre-plan servicing.	✓	✓	✓	Immediate
9.	Develop a Zoning and Structures Act - While an Official Community Plan gives general or broad Designations of future land uses, a zoning act details land uses on a specific site or parcel of land.	✓	✓	✓	Immediate
10.	Work with surrounding jurisdictions on a system of linked parks and trails, including the Coastal Trail that will link Macoah to the new developments	✓	✓		Short
11.	Work with internet providers to develop a secure and cost effective service at Macoah	✓	✓		Immediate
12.	A Ten Year Infrastructure Plan will be developed to complete the pre-design work and costing for new or upgraded roads, docks, water, sewer, communications, and emergency preparedness and response facilities or structures.	✓	✓		Immediate
13.	Acquire commercial rec tenure sites as needed for economic development	✓	✓		Immediate
14.	Complete Area Plans for any or all of the Resort Lands/Economic Development Lands. These Plans shall contain specific goals and objectives and implementation measures, and will establish the amount, type, and location of the above noted uses. The relationship of these uses to the other development sites will also be considered	✓	✓	✓	Short

Implementation Actions or Activities		Responsibility of...			Timing
		Gov't	Staff	Citizens	
15.	A reliable emergency response system should be put in place to ensure residents' safety. Tsunami sirens and muster sites should be included	✓	✓	✓	Short
16.	Investigate the likely impacts of climate change and introduce new measures to reduce these impacts on the people and the lands	✓	✓		Short
17.	Seek outside partners or investors with similar values and management standards for large-scale economic developments while respecting current standards of environmental protection	✓	✓	✓	short
18.	New housing will be built to allow for multiple generations in the same home and also to allow aging in place	✓	✓	✓	Ongoing
19.	New houses will be constructed to withstand an earthquake or other natural disasters, and current dwellings will be evaluated on their structural safety	✓	✓	✓	Ongoing
20.	Bus service to Macoah will reduce community greenhouse gas production and provide age friendly access to Macoah residents	✓	✓	✓	short



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TRADITION TRANSCENDING TIME

